

TO LET

CITYLABS 1.0,
PART SECOND
FLOOR, NELSON
STREET,
MANCHESTER,
GREATER
MANCHESTER
M13 9NQ

7,390 sq ft
686.53 sq m

- Fitted CL2 lab and office space
- Located in thriving innovation district
- Rare opportunity
- Situated on NHS Campus

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LOCATION

Citylabs 1.0 is situated in the heart of Manchester's thriving life science and healthcare cluster, adjacent to the Manchester University NHS Foundation Trust and within close proximity to leading academic institutions. The campus benefits from excellent transport links, with easy access to Manchester city centre, the motorway network, and Manchester Airport. Occupiers are surrounded by a growing community of innovative life science and biotech businesses, providing unparalleled opportunities for collaboration, networking, and access to a highly skilled talent pool. On-site amenities and nearby services further enhance the working environment, making Citylabs 1.0 a premier destination for life science occupiers.

ACCOMMODATION

On behalf of the occupier, we are bring to market part of the 2nd floor at Citylabs 1.0, Manchester - a high-quality, fully fitted space combining modern office accommodation with specialist laboratory facilities.

The space offers a flexible split between office and lab areas, allowing occupiers to integrate research, collaboration, and administrative functions within a single, efficient environment. The laboratory areas are fully equipped for Containment Level 2 (CL2) activities, suitable for a wide range of biological and life science research. Facilities support work with moderate-risk biological agents, including human and animal cells, microorganisms, and clinical samples. Key features include dedicated laboratory zones with appropriate airflow and containment, autoclaves and waste management systems, laboratory-grade utilities, and segregated storage for hazardous

materials, all in line with current UK biosafety regulations.

Name	Size
Part	7,390 sq ft (686.53 sq m)
Second Floor	
Total	7,390 sq ft (686.53 sq m)

RENT

POA

RATEABLE VALUE

Current: £169,689

Rates Payable: £94,177.40

EPC

B-50

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VIEWING

Strictly by appointment with agents.



CONTACT

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