

Alderley Park

Acquired in 2014, Bruntwood gained planning permission in 2016 for a £160m masterplan to redevelop the 1m sq ft Alderley Park from the former R&D HQ of AstraZeneca into a world-leading life science campus of multiple occupancy.

The first stage of this transformation was the establishment of a specialist life sciences incubator - the Alderley Park Accelerator, managed by incubation specialists BioCity. The Accelerator supports life science entrepreneurs to start their own businesses at the Park, supported through the process by an experienced mentor network of over 200 experts from across the life sciences sector, as well as programmes on how to access funding, markets and talent.

Recognising the importance of providing access to finance, Bruntwood was instrumental in establishing the £42m Greater Manchester and Cheshire Life Sciences Fund, contributing £5m to support start-ups based at the Park.

In 2016, Bruntwood successfully secured Enterprise Zone status for Alderley Park as part of the Cheshire Science Corridor.

To date, Bruntwood SciTech has invested over £75m in repurposing existing scientific and commercial space, including £10m investment into the redevelopment of biology and chemistry labs and a further £30m investment into the redevelopment of Glasshouse; a 150,000 sq ft commercial building for tech and forward-thinking, innovative businesses.

Designed with collaboration at its heart, Glasshouse, which opened in 2020, provides coworking and meeting space as well as serviced, managed and leased offices providing the grow-on space fast-scaling science and tech businesses require. At the centre of Glasshouse is a large atrium with a cafe providing additional amenities to customers based at the Park.

As a result of the significant investment made, Alderley Park has become a magnet for leading institutions including the Medicines Discovery Catapult, AMR Centre and Cancer Research UK Manchester Institute as well as a base for over 200 new life science and biotech-based businesses collectively employing over 2000 people at the Park in high value, high skilled roles.

In March 2020, Alderley Park was selected by the Department for Health and Social Care to be home to one of the UK government's three official 'Lighthouse Lab' COVID-19 testing facilities, as a result of Alderley Park's world-class facilities and the expertise and network of Bruntwood SciTech. Bruntwood SciTech developed the lab in just 3 weeks creating much needed diagnostics capability for the UK.

Bruntwood SciTech recognises the importance of also investing in supporting facilities and amenities to create successful, collaborative science and tech ecosystems. This has included investment into the provision of a dedicated Park shuttle bus to and from local railway stations and £5.1m into the redevelopment and enhancement of onsite sports and leisure facilities.

Currently contributing £254m GVA to the local economy, a further capital property investment of £95 million will be made into the existing site plus a further £138 million of planned new build in scientific and commercial space over the next 10 years, helping to create and sustain up to 10,000 new high skilled, high value jobs over the next decade.



1m sq ft, acquired in 2014



£105m invested to date



Over 200 companies



Home to one of 3 national Lighthouse Labs



Key customers include: AMR Centre, Medicines Discovery Catapult, Cancer Research UK Manchester Institute



£254m GVA contribution



Creating and sustaining over 10,000 new jobs

