



Hexagon Tower

Media Information Pack

2013



What is Hexagon Tower?

Hexagon Tower is a specialist science and technology facility located in Blackley, North Manchester.

Located close to road, rail and air networks, the 14,612m² Hexagon Tower facility offers serviced offices and laboratory accommodation for scientific and technology-focused businesses.



Ideally positioned near to one of the UK's most prominent academic and research hubs – The University of Manchester, Hexagon Tower complements the UK's largest higher education campus-area, with its excellence in academic and research opportunities.

Hexagon Tower is a former ICI research, development and production centre. Facilities at Blackley have fostered innovation since the Victorian era, before becoming an integral part of the British Dyestuffs Corporation (BDC) after 1919. The BDC subsequently merged with three other companies to form Imperial Chemicals Industries Ltd, now known as ICI.



Since March 2008, Hexagon Tower has been managed by LaSalle Investment Management.

LaSalle Investment Management is one of the world's leading real estate investment managers. With nearly 700 employees in 16 countries worldwide, LaSalle manages approximately £31 billion of private and public property equity investments. Its diverse client base includes public

and private pension funds, insurance companies, governments, endowments and private individuals from across the globe.

Hexagon Tower forms part of the newly established Business Environments for Science and Technology (BEST) Network, a portfolio of Science Parks spanning the UK that is owned and managed by LaSalle Investment Management.

Hexagon Tower's facilities



Hexagon Tower offers serviced offices and laboratory accommodation for scientific, chemical and technology-based organisations. Whilst most infrastructure required for research and development is already in place, Hexagon Tower also offers flexible, tailored accommodation that can be quickly customised to precisely meet the requirements of tenants. The facilities at Hexagon Tower can accommodate a wide variety of companies; from multinationals to start ups and everything in-between.

The science park is also able to maintain or create scientific or engineering equipment from planning and design to installation and support. The services Hexagon Tower offers include:

- 11 floors, each having 10,500 sq ft of space available
- 3 floors of laboratories that can be tailored to tenants needs
- 2 machine halls for large scale specialist or sophisticated equipment, such as acid digestion fume cupboards
- Versatile office space
- Engineering and laboratory technician support, covering fabrication, planning and design, calibration, instrument control and procurement
- International shipping and packaging services
- Sample dispatch including IATA (dangerous goods)
- Goods receipt and delivery
- Precision engineering for unique research
- High pressure services in an independently secured environment to ensure security and confidentiality
- 24/7 access to labs
- Around the clock security
- On-site gymnasium, aerobic studio and restaurant
- Over 500 car parking bays including disabled and visitors bays
- On-site building management team
- 4 passenger lifts (16 person 1200kg capacity) covering all floors
- A goods lift (2000kg capacity) providing access to all floors
- Loading bay



What is BEST Network?



**BEST
NETWORK**

The Business Environments for Science and Technology (BEST) Network has grown since its first science park acquisition in 2002 to become the largest privately-owned portfolio of science and technology parks in the UK. The portfolio has been assembled and managed by LaSalle Investment Management for a pension fund client. It spans the length of the UK and contains both geographical and network-wide clusters in some of the UK's highest-growth sectors. BEST Network includes both well-established science and technology parks and those undergoing investment to attract high-technology activities.

BEST Network includes:



The network aims to build its national and worldwide reputation, ensuring recognition from international science-based companies and academic institutions.

Hexagon Tower's Tenants

Lonza Lonza is one of the world's leading suppliers to the pharmaceutical, healthcare and life science industries. Lonza's facilities at Hexagon Tower serve as a site for research and development of Microbial Control products, providing innovative chemistry-based and related solutions to destroy or to selectively inhibit the growth of harmful microorganisms.

The Hexagon Tower facilities also provide a site for research and development into Personal Care products that include Anti-dandruff and biotechnological actives, preservatives & protection systems and proteins.

Lubrizol Lubrizol engineers and chemists develop additives, ingredients and compounds that amplify the quality and performance of other products while reducing their environmental impact. Their products cover a wide range of applications, including lubricants and fuels, metalworking fluids, performance coatings, inks, personal care and over-the-counter pharmaceutical products, computers, sports gear, high-performance apparel, even ice cream.

Lubrizol's laboratory at Hexagon Tower site serves as a centre for development for Performance Coatings. The performance coating products developed at Hexagon Tower are used in many everyday and workplace items from paints, coatings and adhesives to textile coatings to graphic arts and inks.

Intertek Intertek Pharmaceutical Services Manchester provides a broad range of analytical services and contract analytical research services to clients involved in the development and manufacture of pharmaceuticals, biopharmaceuticals, vaccines, agrichemicals, personal care products, medical devices and fine and specialty chemicals. The laboratory at Hexagon Tower has core strengths in analytical support for formulated products, specialty polymers and chemicals.

Acquired in May 2004, the facility at Hexagon Tower is one of the largest purpose built analytical facilities in the UK, and is renowned for method development and validation, provision of regulatory analysis services and problem-solving in support of R&D programmes, product development and manufacturing processes.



Trimega is one of the fastest-growing substance misuse testing companies, focusing on the development and marketing of drug and alcohol testing services. Utilising the latest technology, they ensure accuracy, reliability, and integrity for each and every case.

The Trimega Laboratories at Hexagon Tower are a service partner of choice for many family law firms, general practitioners, local authorities, corporate clients and consumers. The company is proud to have a close working relationship with the UK Nursing and Midwifery Council.



Process Treatments specialises in supplying to the manufacturing and re-manufacturing industries metalworking fluids, press lubricants, aqueous cleaners, solvent cleaners and paint strippers.

Process Treatments has been established since 2001 with its head office based in Lancashire and laboratories at Hexagon Tower, Manchester. Their combined sales and technical support team have in excess of one hundred and thirty years of experience in the chemical and metal working fluid supply business.

Process Treatments' site at Hexagon Tower creates products to service the automotive, aviation, oil, transport and engineering industries.

Case Study



Colour Synthesis Solutions

Since its inception in 2007 by former University of Manchester Doctors Duncan Phillips and John Taylor, CSS has continually expanded due to its commercial success.

CSS now employs 9 chemists, including 5 PhD chemists with extensive experience in the fine chemical industry and a strong specialism in colour chemistry. Most recently, Dr Karine Ellis, a specialist in the design and synthesis of molecules with optoelectronic properties, joined CSS on a new project.

In its core business, CSS carries out contract chemical research for multi-national companies such as Merck (UK & Germany), Unilever, P&G, Henkel Hair & Detergents, L’Oreal, Everlight, Lenzing and Keystone, using their knowledge and expertise to design new chemical entities to solve their technical chemistry problems.

More recently, CSS have received £600,000 through the Technology Strategy Board to begin research into novel dyes for Dye Sensitised Cell technology; a high efficiency, lower-cost alternative to traditional silicon based solar cells.

Working alongside German multi-national giant Merck and Jerusalem-based renewable energy company 3G Solar, it is hoped that the new cells developed by the three way project, named COBRA, will offer a realistic, lower cost alternative to the currently predominant Thin Film and Crystalline Silicon cells.

If successful, DSC technology could allow for more efficient energy generation – making solar a more realistic and cost effective alternative in lower light area such as the higher and lower hemispheres or indoor applications.

Project Leader Anthony Lawrence explains: “Although Colour Synthesis Solutions has already a track record of working with some of the world’s biggest chemical companies, COBRA marks a very exciting new move into renewable energy for CSS. The global solar market is worth an estimated £100 Billion – with DSC cells having the potential to be a real game changer.



“I’m proud to say that CSS was Merck and 3G Solar’s first choice partner for this project – which is testament to the huge strides we’ve made as a company over recent years.”

Dr Lawrence concludes: “CSS will provide the chemistry expertise into the design and synthesis of new, high efficiency sensitizer dyes, to be trialled in the DSC technology. Once a successful dye candidate has been identified, CSS will then manufacture the dye in quantities suitable for the production of prototypes and large area modules.”

How can Hexagon Tower help the media?

Hexagon Tower is well placed to offer comment on the following topics:

- *What do specialist scientific companies need from their working environment?*
- *How facilities such as Hexagon Tower can attract high value jobs and companies to the region.*
- *What do specialist start ups require from their work space?*
- *How companies benefit from being part of a national network of science parks.*



Hexagon Tower's specialist Science and Technology tenants can offer comment on the following subject areas:

- Chemicals industry
- Pharmaceuticals industry
- Biotech / Biomed research
- Drug and Alcohol testing services
- Engineering fluid supply
- Solar energy innovation



How to contact Hexagon Tower

Online:

Hexagon Tower website: <http://www.hexagon-tower.co.uk>

BEST Network website: <http://www.bestnetwork.com/>

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