



sciontec **AI**

A NEW APPROACH TO ALL INCLUSIVE OFFICE SPACE



A new approach to
All Inclusive office space

Whether you simply have working from home fatigue, or need a flexible space to collaborate with colleagues, Sciontec AI can provide the perfect environment for your business.

From a single desk to an all singing, all dancing office, we have it all. And the best part? Everyone gets access to WiFi, discounted meeting rooms, breakout spaces and a kitchenette.

Sciontec AI is designed to fit into any building, but that doesn't mean that any building will do. All of our locations are handpicked to ensure that we are providing the best possible product for our customers, which is why we have chosen The Spine as its premier location.

Which option is right for you?
It's quite simple really, we have four types of spaces to choose from and then we'll sort the rest!

What else will I need to pay for?
Nothing... that's the beauty of the Sciontec AI model. It's much like an all inclusive holiday (but without the guaranteed sunshine and unlimited cocktails). You pay one price, turn up and enjoy, without having to put your hand back in your pocket.



Which option is right for you?

Flexi Space Membership: £24.95 p/w per desk

Perfect for anyone who just needs a space to plug-in and go. By taking a Flexi Space weekly membership with us, you will have access to a desk, chair, locker and WiFi as standard.

What's more you'll be sharing the space with other like-minded, innovative entrepreneurs and will have the option to move around or grow your business as and when you need to.

*4-week advance payment required
4-week cancellation policy*

Project Team Space: £200.00 p/m per desk

Are you part of a project team that is temporarily looking for a space to collaborate? Our Project Team Space will provide you and your colleagues with a dedicated area to work and feel inspired.

You'll be allocated a permanent bank of desks, chairs and lockers and given access to WiFi within the main open plan part of the floor.

*1-month advance payment required
1-month cancellation policy*

Private Space: £250.00-£350.00 p/m

If you need something a little larger or more private then this is the option for you. Again, each person will have a desk, chair, locker and WiFi but all in the confines of your own little haven.

And, don't worry, we have a variety of offices available should you need a bigger space in the future.

1-quarter advance payment required

Managed Space: £POA

This is the daddy of all workspaces and offers you and your team a larger, fully furnished office, complete with private entrance, phone booths, meeting rooms, breakout space and a kitchenette.

Whilst this is the largest space on offer within the Sciontec AI demise, there are plenty of options to move within the building and wider portfolio should you need to in the future.



TEA POINT /
COMMUNAL
KITCHEN



CLEANING



DISCOUNT ON
MEETING AND
EVENTS SPACES

The Spine

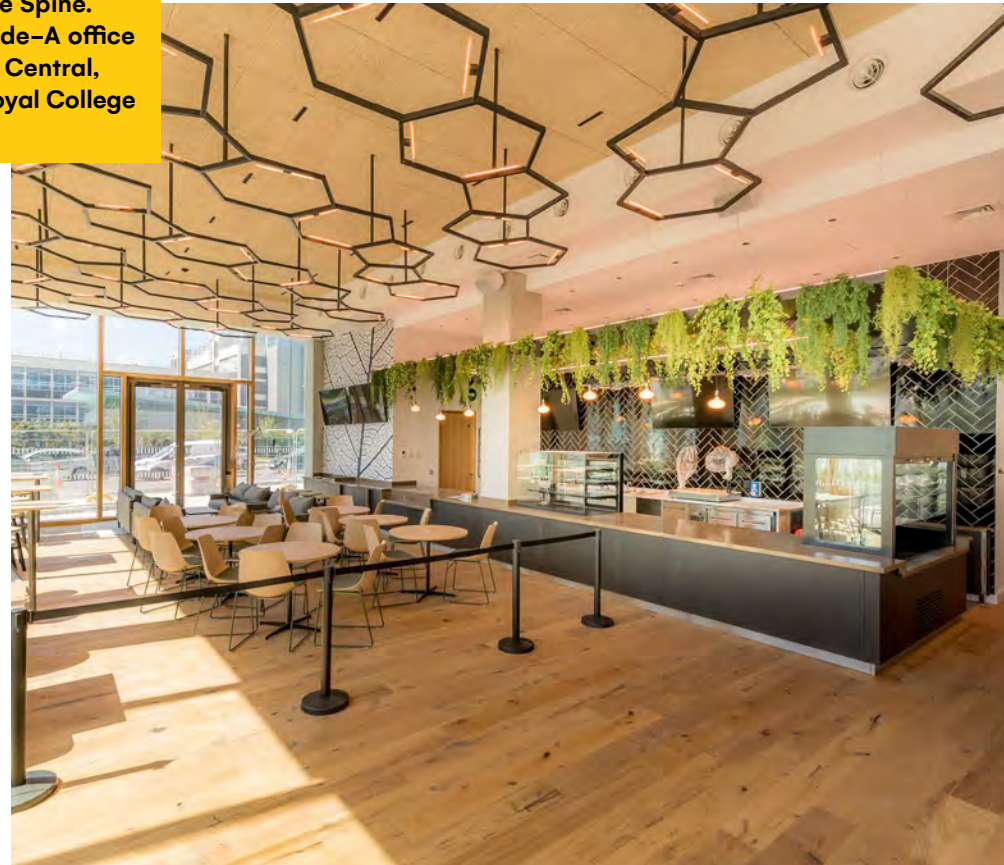
One of the world's healthiest buildings

The inaugural location for Sciontec AI is on the first and second floors of RCP at The Spine. The Spine is a brand new £35m Grade-A office building, at the heart of Paddington Central, and the new northern home of the Royal College of Physicians.

The 14-storey, 160,000 sq ft building is registered to pursue a WELL Certification at the Core Platinum level through the International WELL Building Institute™ and showcases best-in-class building connectivity.

Taking its name from the striking staircase on its north elevation that resembles human vertebrae, The Spine boasts internal biophilia including double-storey sky gardens, complete with high-oxygen producing plants, a large bicycle and shower facility and undercroft car parking, with 50 spaces and five electric charging points.

On the upper floors you can find Spaces at the Spine, the Royal College of Physicians' stunning conference and events spaces, complete with destination dining space 'The Axis'. These facilities are all available for private hire.



The
Spine



Paddington Village

Paddington Village is a £1bn flagship development site at the eastern gateway to Liverpool's thriving Innovation District, Knowledge Quarter Liverpool.

Owned by Liverpool City Council, Paddington is an urban village that has Science, Technology, Education and Health within its DNA. With places to work, live, stay, eat and socialise, Paddington Village is being developed in three phases, with the first phase, Paddington Central, already well underway.

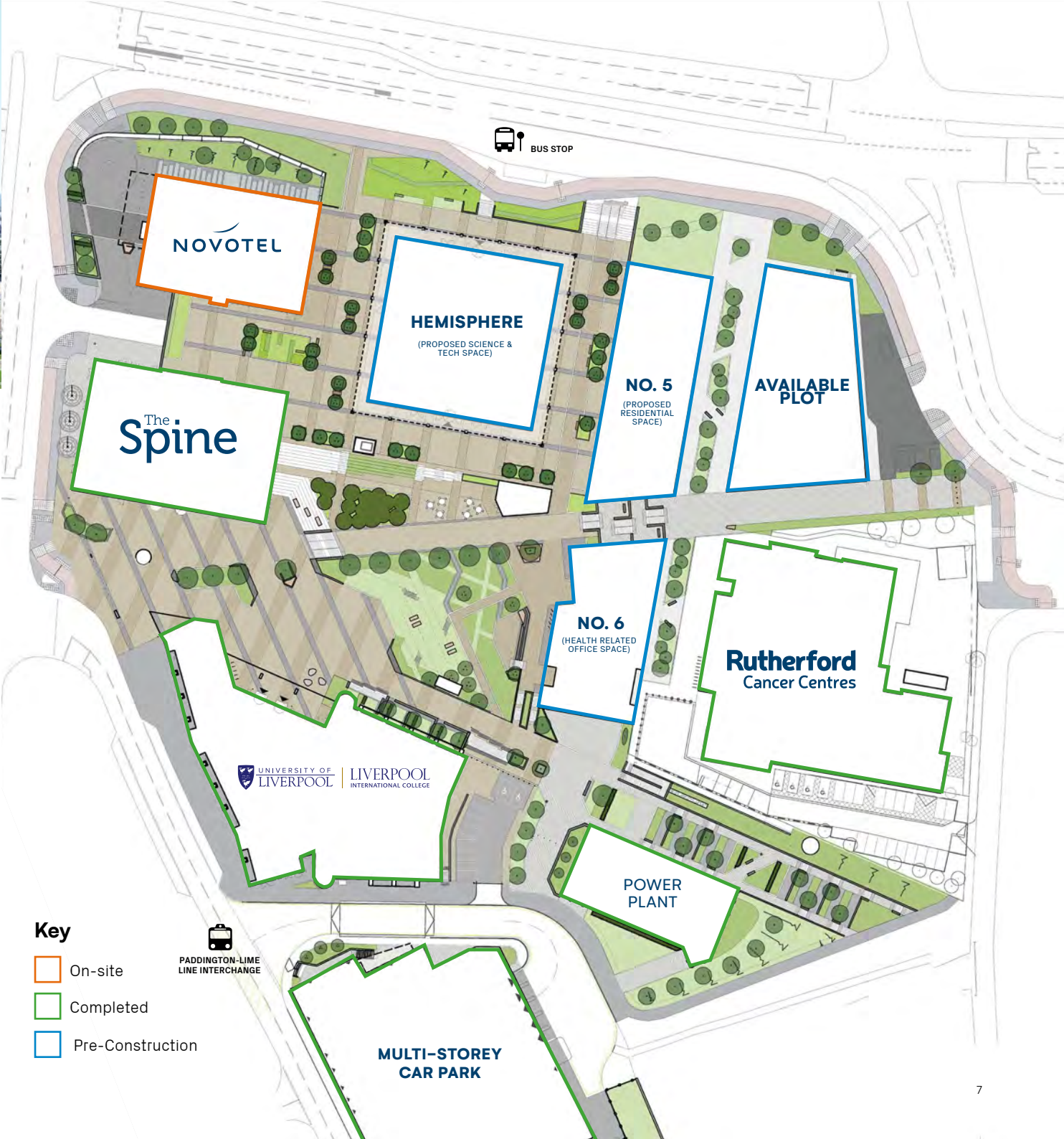
Paddington Central: The beating heart of KQ Liverpool

Paddington Central began to rise from the ground back in 2017 and is now proudly home to The University of Liverpool International College, The Rutherford Cancer Centre North West, a brand new Multi-Storey Car Park and, last but certainly not least, The Spine.

A brand new Novotel hotel is also nearing completion and plans for the remaining three plots are advancing at pace, with a brand-new residential development and futuristic office building HEMISPHERE next in line.

At the centre of all of this will be an expansive public square, complete with trees, biophilia, street furniture and numerous places for people to relax and enjoy the Liverpoolian sunshine.

It will also double up as an events space, for anything from farmers markets to concerts, with all of the required infrastructure in place to turn any occasion into a real 'moment'.





Spaces at The Spine

The ultimate destination for
world-class events

The venue boasts multifunctional and ergonomic spaces showcasing the best-in-class building connectivity, next-generation event technology and unrivalled panoramic views of Liverpool and the Mersey.



The Spine houses a versatile and modern conference, dining and event centre, Spaces at The Spine, which are all available for private hire.

The event spaces:

The Base (ground floor): the wellness café at The Spine, available for informal meetings, community get-togethers and private events.

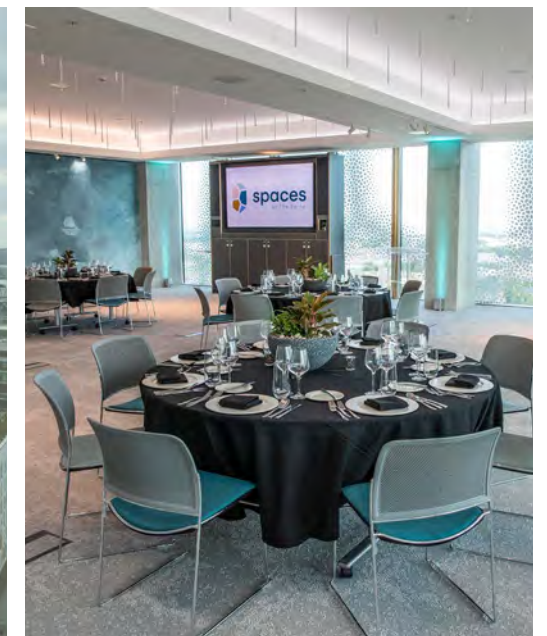
The Steps (ground floor): a multifunctional, informal tiered seating area paired with an exhibition space ideal for networking, lectures and innovative showcasing.

Floor eleven: featuring two assessment suites with 14 examination rooms each, a dedicated reception area, a flexible examiners' briefing room and a patient waiting room. Thanks to its unique setup, Floor eleven is the perfect location for training days, filming, photoshoots and group interview days.

Floor twelve: this floor boasts double height floor-to-ceiling windows, an internal sky garden and an open-plan registration area, the Atrium. It also features six flexible event rooms, the cutting-edge Wolfson Lecture Theatre and the Wolfson Virtual Theatre, which opens on the Atrium. Floor twelve connects to the top floor via an open helical staircase, allowing you to seamlessly bring your event together in one space.

Top floor: attend a conference in Spaces One and Two or enjoy sustainable, healthy and delicious catering at The Axis, The Spine's destination restaurant – either way, you will be amazed by the spectacular views across Liverpool City Centre, the Mersey and North Wales. Guests are welcomed to the flyover that overlooks the Atrium, being able to enjoy the biophilic internal sky garden on Floor twelve.

If you would like to hire Spaces at The Spine for your next event, please [contact **spaces@rcp.ac.uk**](mailto:contact_spaces@rcp.ac.uk)



The WELL Standard

Delivering spaces that enhance human health and well-being

In order to give Paddington Village an undisputable identity as a place of innovation both locally and nationally, each of the proposed development sites has a clear and common objective to be a healthy and happy place to live, work or learn.

The Spine is registered to pursue a WELL Certification at the Core Platinum level through the International WELL Building Institute™.

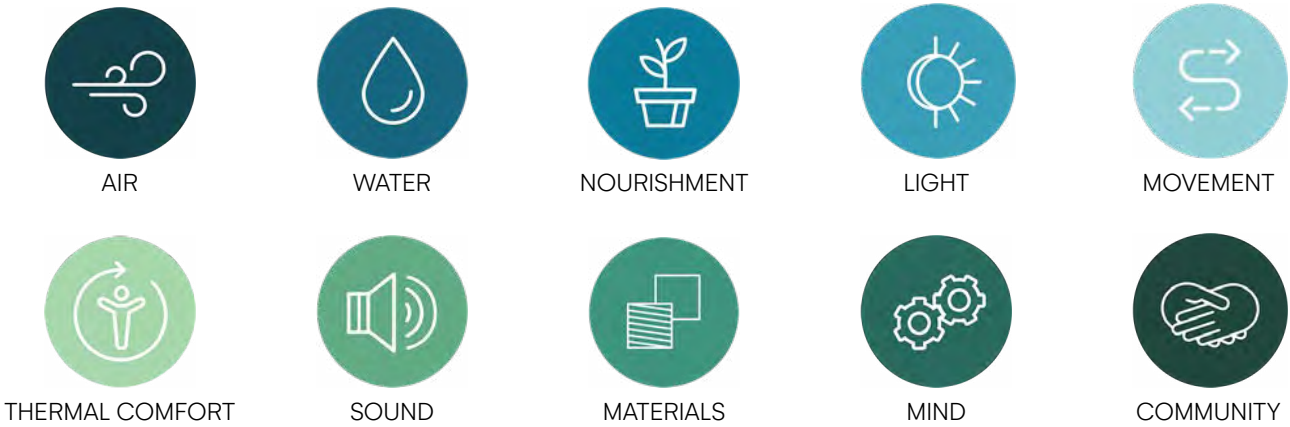
WELL is a roadmap for improving the quality of our air, water and light with inspired design decisions that help to keep people connected, facilitate a good night's sleep, support mental health and help employees do their best work every day.



- WELL is founded on the following principles:
- Equitable:** Aims to benefit a variety of people, including and especially disadvantaged or vulnerable populations.
 - Global:** Proposes interventions that are feasible, achievable and relevant across many applications throughout the world.
 - Evidence-based:** Draws upon a diverse and rigorous body of research across varying disciplines, validated by a collaborative body of experts, including IWBI advisors.
 - Technically robust:** Defines industry best practice and validates strategies through performance verification and a rigorous third-party verification process.
 - Customer-focused:** Sponsors the success of WELL users through dedicated coaching services, dynamic resources and an intuitive platform for navigating the journey.
 - Resilient:** Keeps pace with advances in research, science, technology and society, continuously improving by integrating new findings.
- Further information can be found at www.wellcertified.com

What is a WELL Community?

The WELL Community Standard focuses on ten concepts to support the development of health-focused, integrated and supported communities. These are as follows:



Here, there and everywhere







The Spine could not
be better placed.

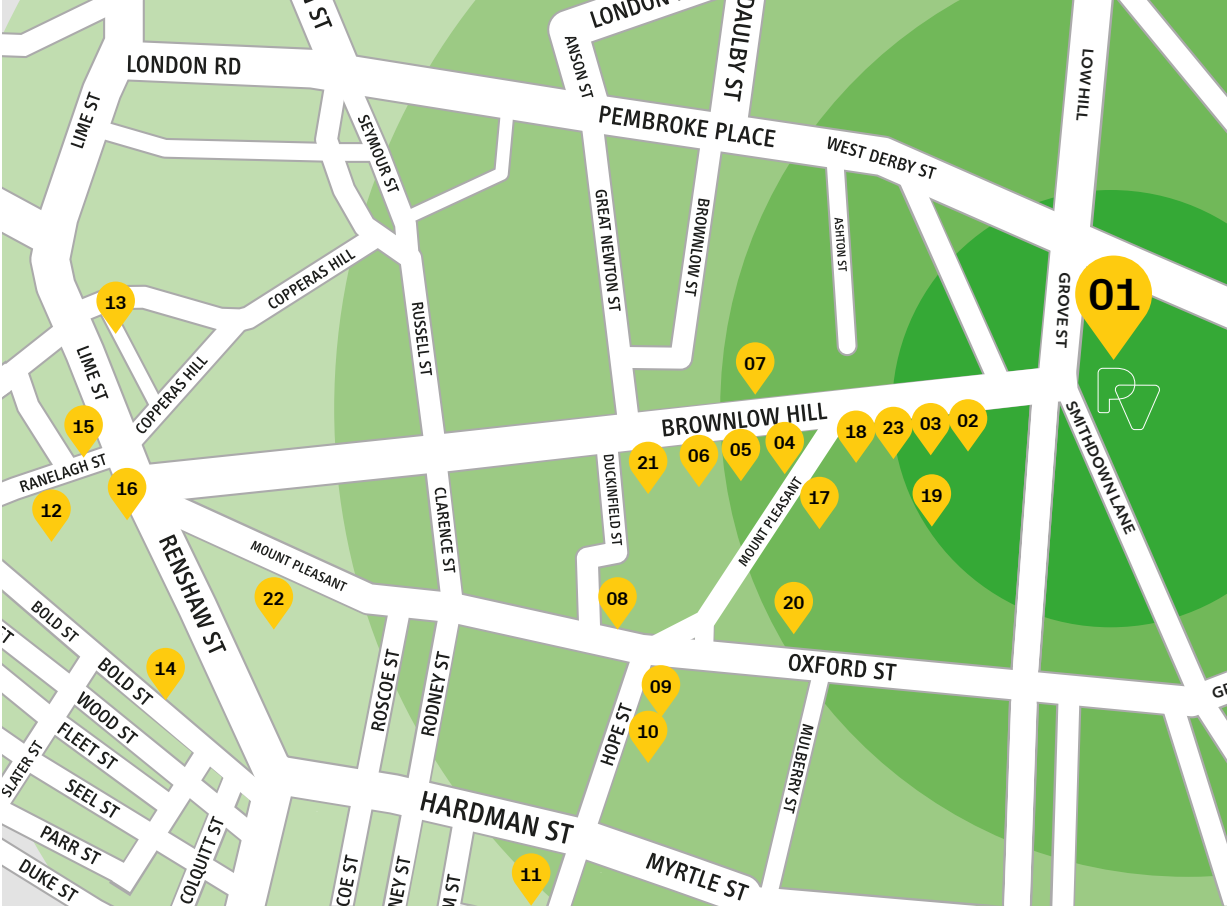
It is within walking distance of the city's two main train stations - Lime Street and Central - which will connect you to the underground train (yes, Liverpool has an underground network) and the mainline into Manchester within a matter of minutes.

There are also countless cafés, restaurants, delis, bars, takeaways and shops right on the doorstep.

What's more, plans are also in place to implement the Paddington-Lime Line – a new rapid transit 'trackless tram' system – connecting Paddington Village to the main train stations and retail core.



	LIVERPOOL ONE 10 MINUTES	WATERFRONT 24 MINUTES
	M53 MOTORWAY 11 MINS	M62 MOTORWAY 8 MINS
	LIVERPOOL AIRPORT 25 MINS	MANCHESTER AIRPORT 50 MINS
	MANCHESTER 45 MINS	BIRMINGHAM 2 HOURS
	MANCHESTER 35 MINS	LONDON 2 HOURS
	CENTRAL EUROPE 2 HOURS	EAST COAST USA 8 HOURS



01: The Spine

- 02: Subway
- 03: Caffé Nero
- 04: Costa
- 05: Greggs
- 06: Tesco Express
- 07: The Waterhouse Café
- 08: Land (LSP)

- 09: Everyman Theatre & Cafe
- 10: Pen Factory
- 11: Hope Street Hotel
- 12: Central Station
- 13: Lime Street Station
- 14: Bold Street
- 15: McDonald's
- 16: Pure Gym

- 17: Starbucks
- 18: Barclays Bank
- 19: Santander Bank
- 20: UoL Sports and Fitness Centre
- 21: ATM
- 22: Tesco Express
- 23: Post Office



KQ Liverpool

A world-leading innovation district



Paddington Village sits at the heart of KQ Liverpool, which is a 450-acre urban Innovation District, and home to some of the world's most influential players in science, health, technology, education, music and the creative and performing arts.

Ultimately KQ Liverpool is a place that is greater than the sum of its parts. A place that brings together like-minded businesses, academics, clinicians and scientists for the greater good.



As a Sciontec AI customer you would not just be another occupier in a building, you would be a part of the wider KQ Liverpool community and have the flexibility to move around within our portfolio.





Wrap-around support

Your success is our legacy

We measure our success upon our customers' own achievements and helping to nurture and grow your businesses is of utmost importance to us. That is why KQ Liverpool, Sciontec's strategic partner, is always on hand to offer wrap-around support to each and every person that takes space with us.



KQ Grow is a bespoke package of business support that will guide you on your journey to growth.

From marketing assistance from USP Creative to legal advice from Taylor Wessing, KQ Grow will connect you with local experts in a range of industries by offering you access to complimentary advice and services from our dedicated KQ Grow Expert Advisors.

Designed to fill any gaps you may have in your resource with advice and guidance, KQ Grow will also ensure you are better connected to the business community across our City Region.

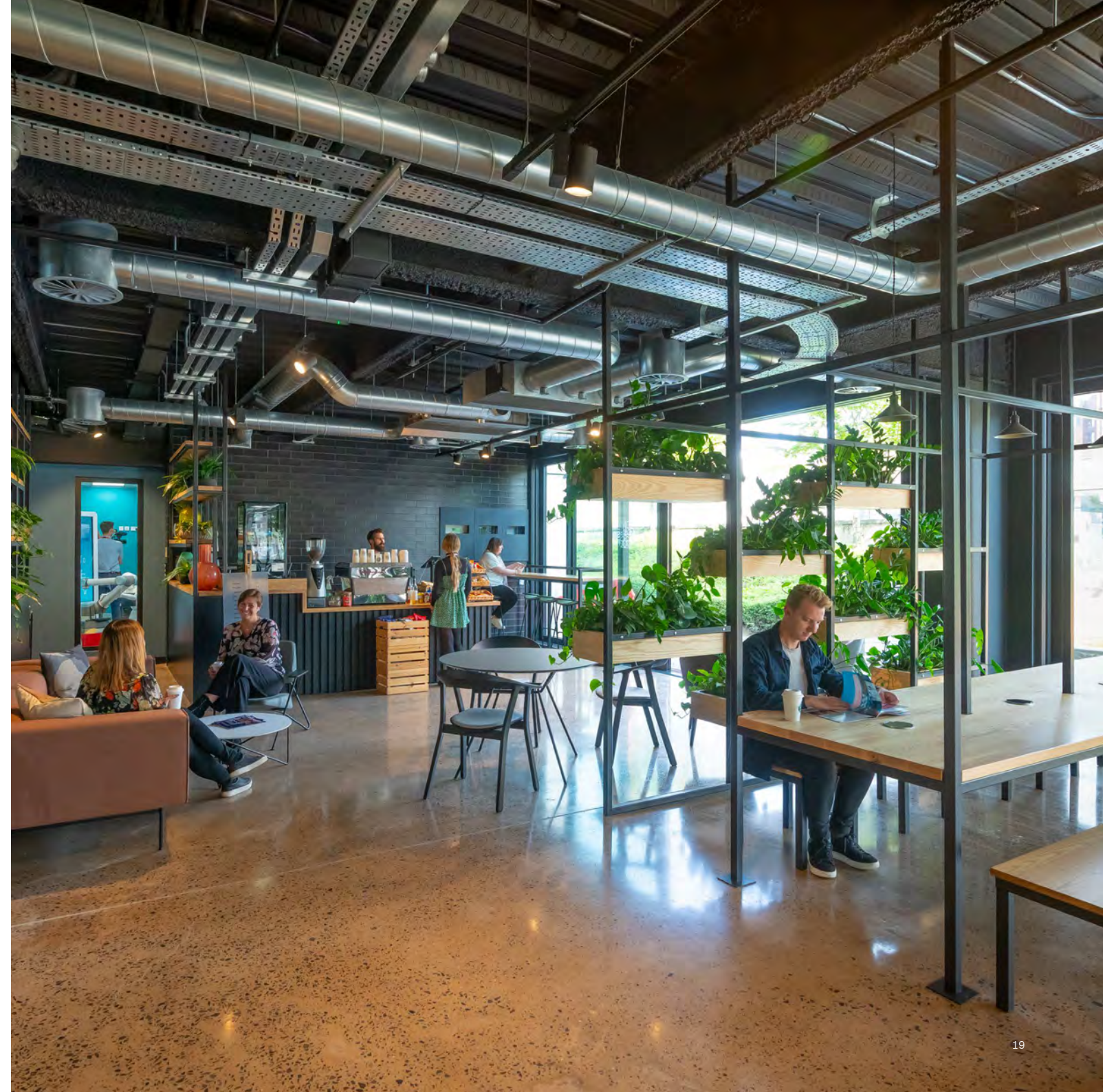
Find out more at: kqliverpool.co.uk/innovationservices



KQ Reward is a community referral scheme providing tiered rewards for successful introductions of new customers to KQ Liverpool.

As part of KQ Reward, if your referral goes on to sign a lease in any of our spaces, you will receive a voucher up to the value of £500.

Growing our customer base will lead to further innovation, creative research and development activity, and professional services support being undertaken in the heart of KQ Liverpool, and redeeming the referral vouchers will help boost spending at local retail, hospitality and leisure outlets.



Sciontec Developments Limited

The Sciontec vision is to develop and operate the most innovative science and technology buildings in the world.

sciontec



Sciontec Developments Limited (Sciontec) is the commercial spin out of Knowledge Quarter Liverpool (KQ Liverpool).

Owned by Liverpool John Moores University, the University of Liverpool, Liverpool City Council and Bruntwood SciTech, it operates Liverpool Science Park, manages Sensor City and is developing new, world-class science and technology facilities across Liverpool City Region, including HEMISPHERE at Paddington Village.

Sciontec
[Sci-on-tec]

noun

1. The culmination of science, innovation and technology.
2. Also Scion - the detachment of a young shoot or bud for replanting.

Meet the neighbours

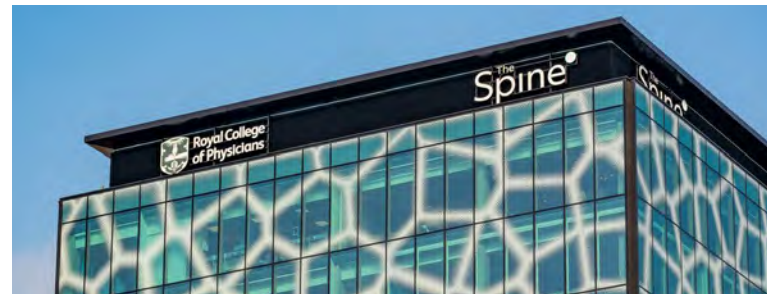
Immerse yourself
within the community



Founded in 1518 by a Royal Charter from King Henry VIII, the **Royal College of Physicians** is the oldest medical Royal college in England and continues to this day to play a pivotal role in raising standards and shaping public health today. It does this by:

- Influencing the way that healthcare is designed and delivered
- Promoting good health and leading the prevention of ill health across communities
- Supporting physicians to fulfil their potential

Occupying the Ground, 1st, 2nd, 10th, 11th, 12th and 13th floor in the building, the RCP is The Spine's anchor occupier and was instrumental in the design of the building and how it operates.



The Clatterbridge Cancer Centre NHS Foundation Trust is one of the UK's leading cancer centres, providing specialist cancer care across Cheshire and Merseyside, through high quality treatment, expert staff and innovative research.

The Trust has three specialist cancer centres: in Liverpool's Knowledge Quarter, Wirral and Aintree. The Clatterbridge Cancer Centre also operates specialist chemotherapy clinics in district hospitals across Cheshire and Merseyside and delivers a pioneering Treatment at Home service.

The Clatterbridge Cancer Centre occupies a full floor of The Spine, giving corporate teams a dedicated space and maximising capacity for clinical and patient areas in its nearby Liverpool hospital. The location of The Spine allows teams within the Trust to be in close proximity to its Liverpool centre as well as academic partners in the University of Liverpool, aiding research and attracting top flight academics to the centre.



Want to know more?

Then get in touch!

To find out more about how Sciontec AI can provide the perfect environment for your business, please contact:

Philippa Lee

Head of FM and Operations

philippa@sciontec.co.uk

T. 0151 705 3400

sciontec 

sciontec

Paddington
Village



METROMAYOR
LIVERPOOL CITY REGION

