

West Yorkshire

Life Sciences & Digital Health

Supply & Demand Study



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01

Executive Summary

Introduction & Scope of Report

This report, commissioned by the West Yorkshire Combined Authority (WYCA), aims to explore the potential for real estate development within the Life Sciences and Digital Health sectors in West Yorkshire. The study seeks to address a significant gap in the national and international markets by capitalising on the region's strengths in these fields.

Primarily focusing on Life Sciences and Digital Health, the report provides detailed recommendations regarding site locations, necessary infrastructure, and facilities to attract sustained investment. The goal is to foster growth within the West Yorkshire Life Sciences and Digital Health ecosystem and to supply evidence for engaging with developers and investors effectively.

The analysis evaluates West Yorkshire's potential to meet the UK's national demand for Life Sciences and Digital Health focused real estate. It identifies opportunities that real estate investments can unlock, based on the region's current and emerging strengths. The study also examines the local talent pipeline and ecosystem, offering a foundation for developing specialised Life Sciences real estate to drive sector growth.

Additionally, the report includes a thorough assessment of the existing demand and supply within the West Yorkshire Life Sciences cluster, as well as comparisons with other regions. It outlines priorities for facility types, company sizes, locations, and broader market considerations, highlighting local strengths and interdependencies.

Finally, the report suggests strategies to enhance regional engagement with developers over the medium to long term. It assesses the current environment for nurturing start-ups and scale-ups and identifies infrastructure needs and opportunities for further development, leveraging West Yorkshire's sector strengths.



Key Findings:

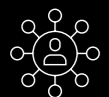
THE WEST YORKSHIRE LIFE SCIENCES ECOSYSTEM, THE OPPORTUNITY & TARGET MARKET



The UK Life Sciences sector benefits from strong bipartisan support, with recent government **commitments of £20.4 billion to R&D** reinforcing its importance to economic growth and innovation. West Yorkshire is **emerging as a top-10 cluster**, showing significant potential alongside the likes of Birmingham and Glasgow. This momentum is driven by **strengths in MedTech** especially, Digital Health and Biotech, with strong foundation in healthcare innovation and scalable tech ecosystems.



Investment Momentum: Venture Capital (VC) activity in West Yorkshire is dominated by Life Sciences and Technology, representing **70% of deals and 58% of funding**, with a majority of this funding going to companies located in Leeds. While most deals **remain in early stage**, global interest, particularly from European VC funds signals the region's growth reputation. Local demand for funding remains strong, supported by institutions like **Northern Gritstone**, which facilitates **high-growth science and technology ventures**.



West Yorkshire's **51,618 life sciences professionals represent a 10% annual growth**, with clinical research and cardiovascular medicine as key strengths. The **highest density of these employees are based in Leeds**, with a concentration considerably higher than the national average. Despite this, competition for skilled professionals and a net talent loss to larger cities like London and Manchester highlight the need for **focused retention and recruitment initiatives**.



UNIVERSITY OF LEEDS

THE UNIVERSITY OF LEEDS RANKS IN THE UK'S **Top 15 for spinout creation**

DRIVING INNOVATION AND ATTRACTING INVESTMENT THROUGH INITIATIVES LIKE NORTHERN GRITSTONE



West Yorkshire **requires a range of lab facilities**, including Dry Labs and CL2 spaces, tailored to meet **operational and Digital Health demands**. This diversity and flexibility in the facilities is critical to supporting the region's life sciences growth and fostering innovation.



The UK aims to develop 21 million sq ft of lab space by 2030, yet investment remains concentrated in established hubs. **West Yorkshire's pipeline includes 45,166 sq ft in Leeds by 2027 and 546,444 sq ft of potential future developments**. Huddersfield also boasts significant upcoming projects, while Bradford focuses on its Knowledge Quarter. Interim solutions are essential to bridge current gaps in supply.



Key barriers include limited market data, a lack of unified regional value propositions, dispersed activity diluting impact, and economic uncertainties such as inflation and rising build costs. Addressing these issues will be vital to unlocking development potential and encouraging speculative projects.



West Yorkshire faces challenges in competing with Manchester, where **higher prime office rents offer better returns for investors**. Leeds is the region's most competitive location but requires coordinated efforts to position West Yorkshire as a viable alternative for life sciences investment.

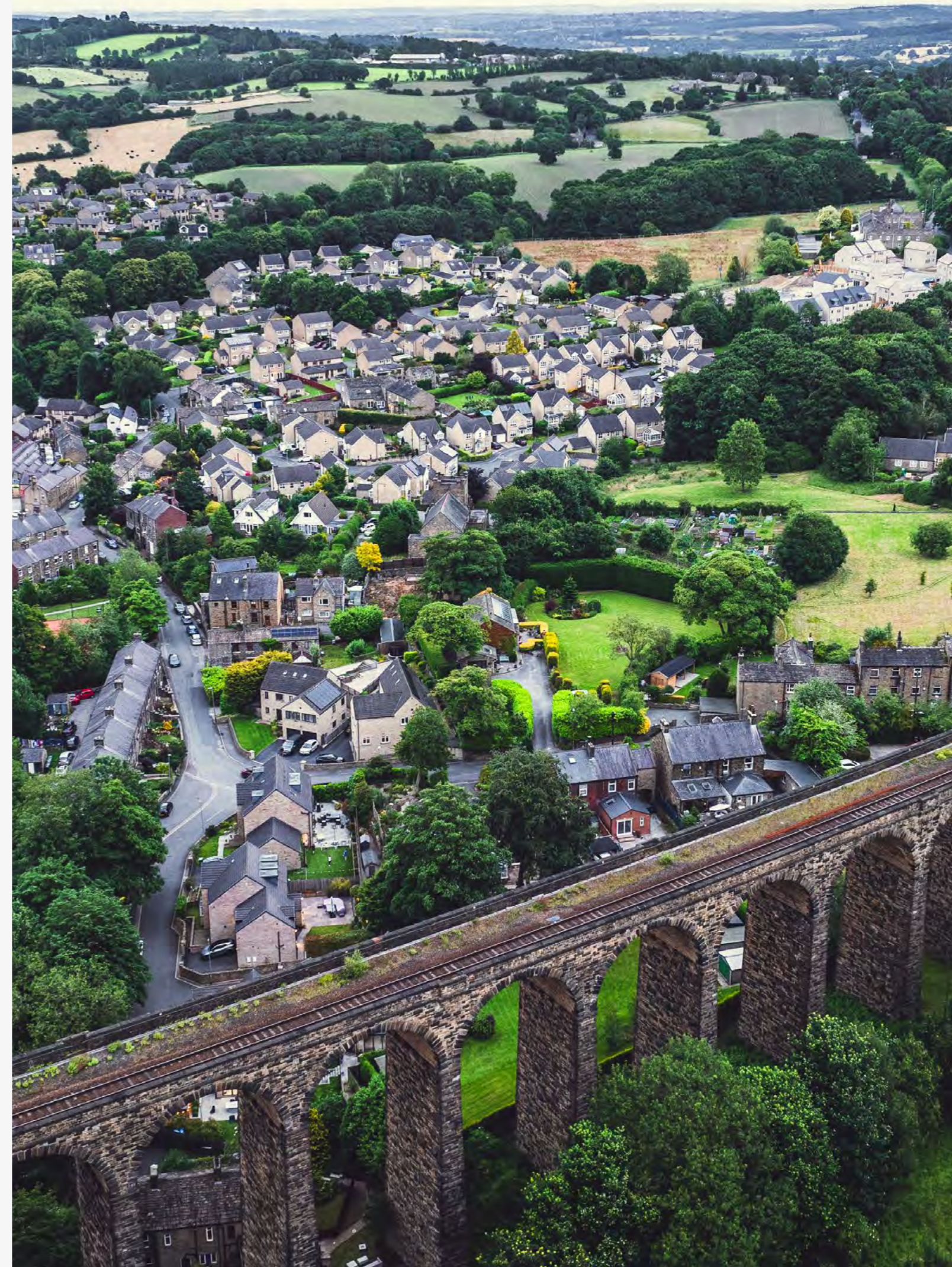
Key Findings:

WHERE ARE THE KEY OPPORTUNITIES

Organisations are increasingly using an 'Open Innovation' model, collaborating with external parties to drive R&D, reduce costs, and accelerate time to market. Clusters of companies in specific geographic locations enhance productivity by providing access to specialised talent, knowledge transfer, and infrastructure, fostering innovation and growth.

CBRE's Science & Innovation Success Framework, aligned with the UKSPA framework, helps develop and reposition science and innovation assets by identifying key success components. It has been used to analysis West Yorkshire's respective key regions, highlighting key strengths and constraints in respect of growing as a Life Sciences cluster.

CAMBRIDGE	The Cambridge Biomedical Campus is a leading science park focused on drug discovery, which faces challenges in talent retention and supply of lab space but is poised for expansion to support more life sciences ventures to high tenant demand and investor activity.
MANCHESTER	Manchester's Oxford Road Corridor leads its emerging market, supported by developing clusters and abundant talent, but needs more VC funding to match the Golden Triangle's growth.
LEEDS	Leeds is an emerging life sciences hub with strong digital health focus and talent concentration but needs more venture capital and grow on space to compete with better-funded clusters.
HUDDERSFIELD	Huddersfield's life sciences sector, driven by Health & Wellbeing, MedTech, and manufacturing, needs a university-led incubator to boost innovation and investment for future growth. The is the opportunity for TechBox development to boost activity and satisfy existing demand within the station to stadium corridor.
BRADFORD	Bradford's evolving life sciences ecosystem, driven by academic and healthcare innovation, needs more funding and incubators to strengthen its position, with initiatives like the DHEZ and BREE Centre offering growth opportunities.
WAKEFIELD	Wakefield is a less developed life sciences market, with relatively limited infrastructure and talent, therefore has a higher barrier to becoming established.
HALIFAX	Halifax's is a less developed life sciences market, with relatively limited infrastructure and talent, therefore has a higher barrier to becoming established.



Key Findings:

WHAT ARE THE CRITICAL SUCCESS FACTORS?

West Yorkshire has the potential to become a thriving life sciences and technology ecosystem due to its vibrant start-up culture, skilled graduates, and strong networks. Challenges include the need for more “grow-on” space, high-risk speculative development, high interest rates, rising construction costs, and stagnant rental yields. Successful models from other regions could guide West Yorkshire in overcoming these challenges and unlocking its potential.

01
Centralise efforts on established clusters rather than spreading resources efforts and funding to thin across different regions.

02
Encourage and support the promotion of key established sites at Leeds Innovation Village (Leeds) and NHIC (Huddersfield) to identity experienced real estate developers to help build the ecosystem and deliver “grow on space” to provide a natural pathway to the incubation space already delivered.

03
Where possible, provide attractive incentive conditions for investors/ developers to encourage them to enter the market such as financial incentives (green loans), public private partnerships (PPPs) and strategic planning support to ensure planning is fast-tracked.

04
Promote the sites such as the “Gas Works Site Within the Station to Stadium Corridor” in Huddersfield to deliver the “TechBox” product to support the growth of Life Sciences occupiers who require a mixture of office, labs and industrial but within close proximity to an established cluster.

05
Encourage and establish a recognised incubator hub building within Bradford’s Knowledge Quarter’s and investigate opportunities to partner with and further establish Listerhills Science Park as a cohesive extension to the existing University support being provided by DHEZ and BREE.

06
Regularise and monitor “take up” of space and evidence of “named demand” data to raise awareness of West Yorkshire as an established market to investors.

07
Collectively produce a competitive value proposition to aid local and inward investment to provide a clear identity and articulation of messaging as a region.

02

The UK and West Yorkshire Cluster in Context

02 THE UK AND WEST YORKSHIRE CLUSTER IN CONTEXT

COMMERCIALISING SCIENCE & INNOVATION IS A STRATEGIC IMPERATIVE FOR GOVERNMENT & INDUSTRY BUT CHALLENGES REMAIN

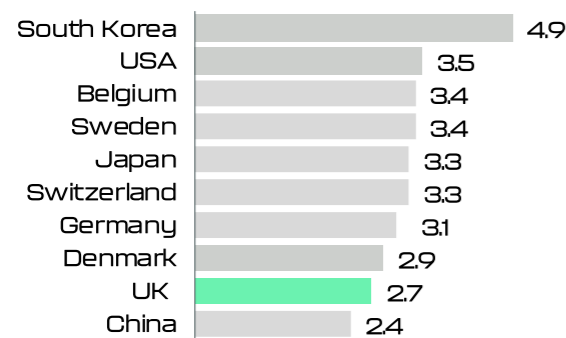
'We can make sure British Life Sciences lead the world'

RACHEL REEVES
Chancellor of the Exchequer

GOVERNMENT INTENT VS INDUSTRY SENTIMENT

- R&D investment vs GDP (2022) still trailing global peers (UK 2.7 % (\$37.4Bn) vs US 3.5% (\$891.1Bn)).
- The IPO market has not revived as anticipated, dampening growth prospects for start-ups and VCs.
- The UK is now only the eighth largest drug exporter in Europe, behind much smaller economies like Switzerland, Ireland, the Netherlands and Belgium.

R&D AS % GDP

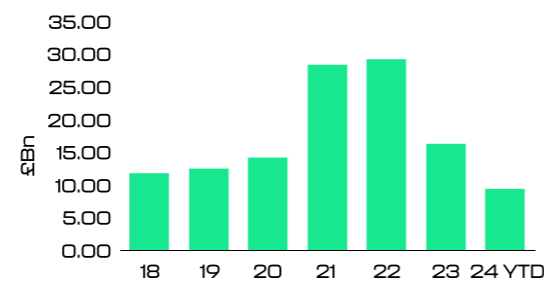


Source / OECD

BUT ENCOURAGING SIGNS FROM LABOUR & VC

- The UK's re-entry into the EU Horizon Scheme marks a significant boost for scientific collaboration
- The Labour party express a renewed focus on Life Sciences as a cornerstone for economic growth in the UK.
- Venture capital investment in UK Life Sciences is expected to stabilise at £19 billion, the third highest on record, reflecting robust investor confidence and growth in the sector.

TOTAL VC FUNDING TRENDS IN THE UK



Source / Pitchbook, CBRE Research

THE WEST YORKSHIRE CLUSTER IN CONTEXT

Access to capital, particularly for research and development, is crucial for driving the organic growth of innovative companies. While London, Cambridge, and Oxford dominate the UK's life sciences landscape with established ecosystems and a high concentration of high-growth businesses, West Yorkshire is rapidly emerging as a notable innovation cluster.

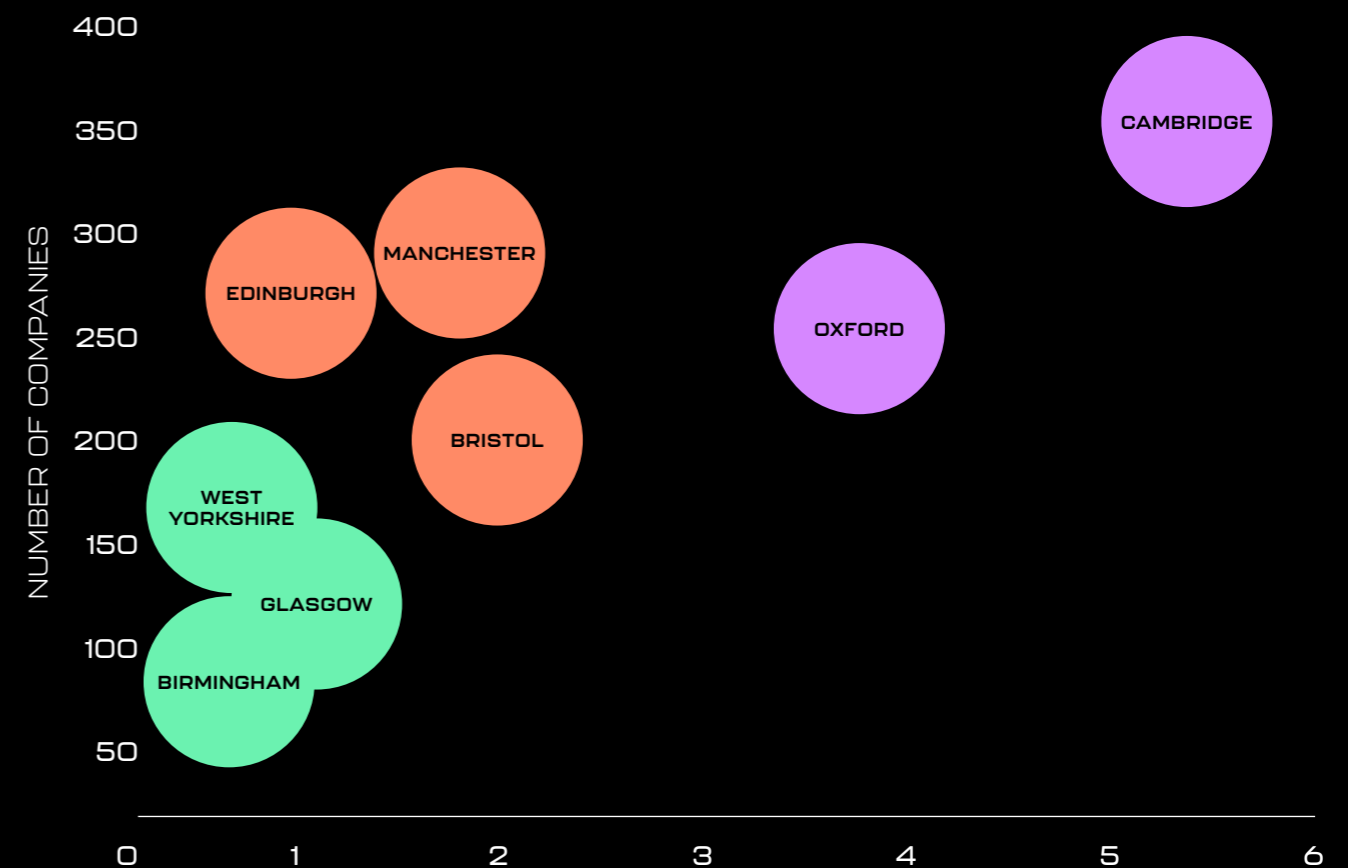
Ranked among the UK's top 10 innovation hubs, West Yorkshire already has a strong base of funded companies. However, compared to more mature clusters like Manchester and Edinburgh, there remains significant potential for growth. As this cluster continues to develop, these companies are expected to secure larger funding rounds in later stages, further strengthening the local ecosystem and attracting additional investment to the region.

VC FUNDING FOR COMPANIES IN HIGH-GROWTH INNOVATION DRIVEN SECTORS

Source / PitchBook & CBRE Research

(Excluding industries not relevant to Life Sciences and Technology (e.g. Financial Services, Back Office Process Innovation, etc))

EMERGING (Green), GROWING (Orange), MATURING (Purple)



02 THE UK AND WEST YORKSHIRE CLUSTER IN CONTEXT

Life Sciences companies' locations across West Yorkshire illustrate that clusters forming & evolving

With over 600 health and life sciences companies, of which 250 MedTech firms, and more than 90 digital health enterprises, West Yorkshire is an increasingly attractive destination for innovation, where ideas are tested, embedded, and scaled both locally and internationally.

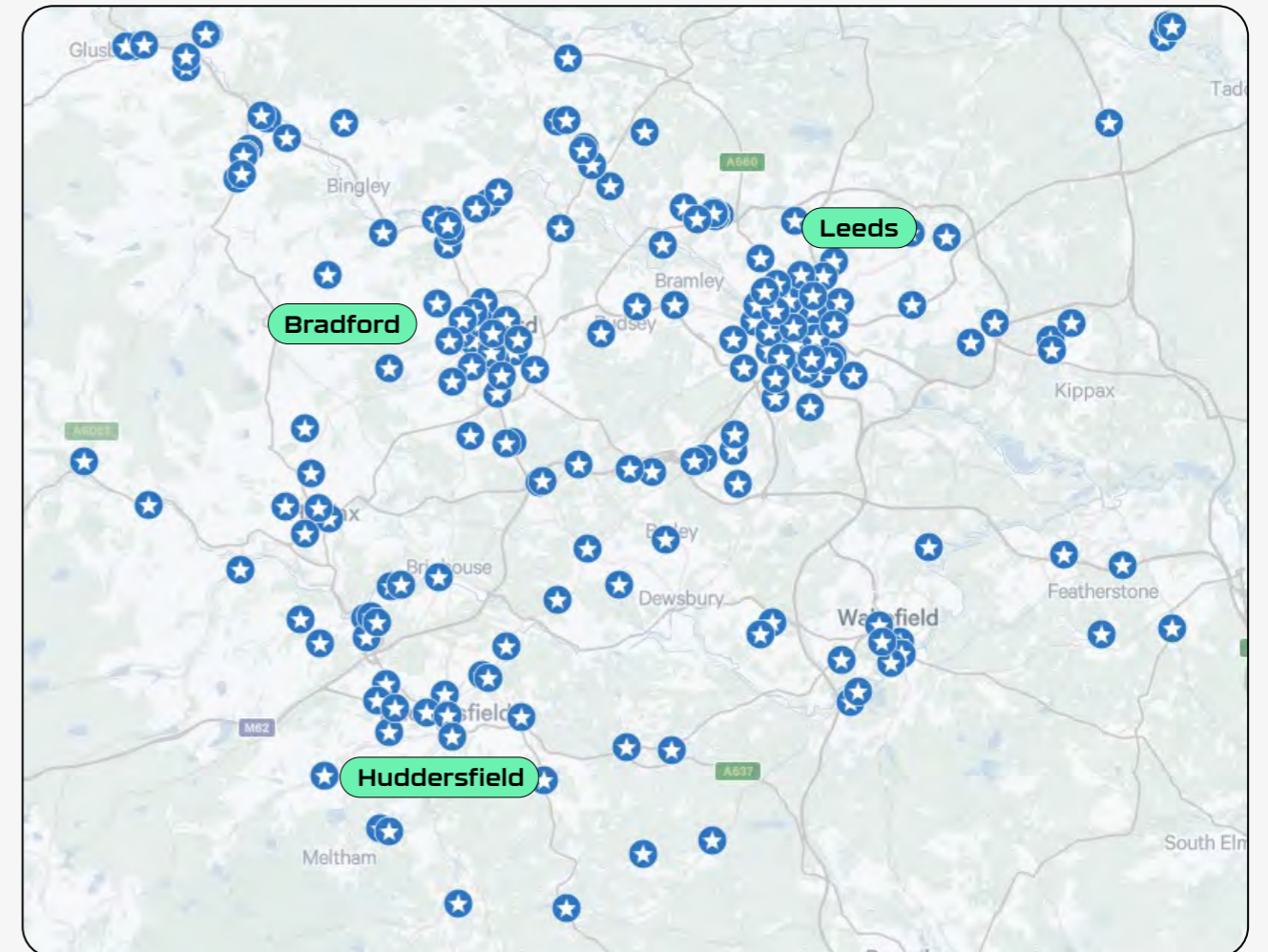
While activity remains dispersed across the region, a significant share of these companies operate outside of the main life sciences clusters. As new lab-enabled commercial space comes online, a consolidation trend is expected, driven by the need for proximity to infrastructure, talent and collaborative networks.

Leeds leads the region in concentration of life sciences firms, followed by Bradford, Huddersfield, and smaller clusters in Halifax and Wakefield. Although these numbers remain modest compared to global hubs like the Golden Triangle, there is a clear opportunity to reach critical mass—particularly in Leeds city centre—

where density and connectivity can unlock open innovation and cross-sector collaboration.

MedTech represents the dominant vertical in West Yorkshire, followed by Contract Research and Manufacturing (CROs/CDMOs), Digital Health, and Biotech/Pharma, with sub-specialisms in small molecules and drug discovery. Leeds and Huddersfield are especially well-positioned to capture growth in these areas, underpinned by strong academic institutions and a robust manufacturing base. However, competitive pressures are mounting as Bradford and Huddersfield pursue overlapping strengths, reinforcing the need for strategic coordination, differentiated positioning and targeted investment.

It is important to note that sector data, often based on Standard Industrial Classification (SIC) codes, has its limitations. These codes are self-assigned and may capture adjacent or unrelated sectors. For example, including pharmacies under life sciences—underscoring the need for cautious interpretation when shaping regional strategy.



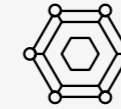
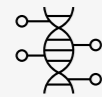
02 THE UK AND WEST YORKSHIRE CLUSTER IN CONTEXT

Strong capabilities in complementary Life Sciences & Tech sector specialisms offer promise of sustainable pipeline of scalable innovation

West Yorkshire has a strong Life Sciences heritage in several core sectors including BioTech, Healthcare, MedTech sectors which are rapidly building on the already mature technological ecosystem. Each of those original sectors are projected to grow significantly in their own right and particularly at the intersect with the Tech, Digital & Data sector. In addition, there is an inherent complementarity between the above-

mentioned specialisms which is driving broader cross-pollination and the emergence and high growth of "smart specialisms" such as Digital Health etc.

This, in turn, is driving the creation of innovative capabilities which are applicable to a broad addressable market. These dynamics suggest that there is longevity of relevance and further scope for growth in the cluster.



BIOTECH

MEDTECH

HEALTHCARE & WELLBEING

ADVANCED MANUFACTURING

TECH, DIGITAL, DATA

UNIVERSITY OF LEEDS UKRI Innovate UK NIHR Leeds Biomedical Research Centre ASTBURY CENTRE	NHS The Leeds Teaching Hospitals NHS Trust LEEDS BECKETT UNIVERSITY West Yorkshire Combined Authority GROW MedTech NATIONAL MEDTECH FOUNDATION	LEEDS BECKETT UNIVERSITY West Yorkshire Combined Authority CENTRE FOR HEALTHTECH INNOVATION Health Innovation Leeds	NEXUS UNIVERSITY OF LEEDS University of HUDDERSFIELD UKRI UK Research and Innovation AMRC / ADVANCED MANUFACTURING RESEARCH CENTRE CKMA CALDERDALE AND KIRKLEES MANUFACTURING ALLIANCE	UNIVERSITY of BRADFORD IBM DIGITAL INNOVATION CENTRE
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02 THE UK AND WEST YORKSHIRE CLUSTER IN CONTEXT

Research institutes and life sciences cluster in West Yorkshire

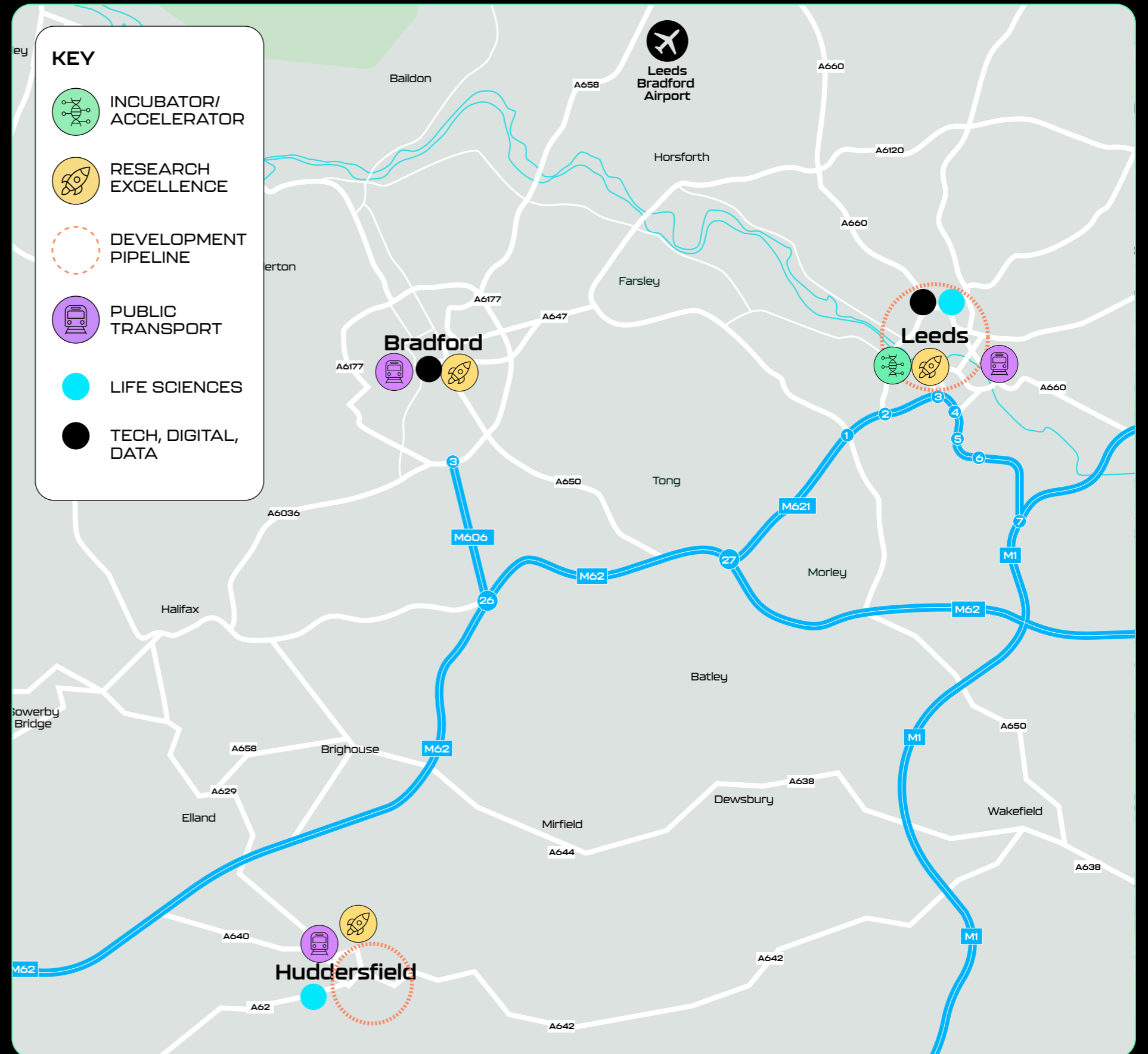
The strong network and distribution of health sector anchors, research institutions, and innovation hubs across the region, particularly in Leeds, Bradford and Huddersfield, highlights a well-co-ordinated ecosystem collectively working towards improving health outcomes and fostering economic growth through innovation facilitating knowledge exchange and partnership.

This integrated approach brought together by the Healthtech Cluster Partnership Group, will continue to maintain "one voice" when attracting both national and international companies and talent to the region.

Existing support from Nexus, DHEZ/BREE and NHIC are critical in providing a platform for growth, alongside Universities, NHS and research centres like NIHR, allowing growing companies to have early engagement in terms of the correct pathway for their growth, whilst developing key relationships and partnerships.

Proximity and access to data and digital resources plays a crucial role. This is helped by the presence of The Leeds Institute for Data Analytics (LIDA) which supports data-driven health and care research by leveraging big data to improve health outcomes.

The diverse range of assets in West Yorkshire plays a crucial role in driving economic growth, fostering innovation, improving health outcomes and developing a skilled workforce. These assets collectively enhance the region's competitiveness and capacity to address current and future health challenges.



02 THE UK AND WEST YORKSHIRE CLUSTER IN CONTEXT

West-Yorkshire occupiers benefit from several key science-based networks supporting the growth of the local ecosystem

There are strong local and regional networks between science, public and private sector institutions supporting the development of the life sciences community. Science-based community networks are core to the development and growth of the local ecosystem - these help raise the brand and profile of West Yorkshire as a competitive inward investment destination. West Yorkshire has access to several business support and investment networks which are focused on the health and life sciences sectors. The established Healthtech Cluster Partnership Group provides an excellent dynamic and engaged platform of key stakeholders which drive forward the region to fulfil its potential.



Medipex specialises in supporting the development of novel healthcare solutions. Originally established as an NHS Innovation Hub, Medipex now works with a broad range of clients, including the NHS, private sector, academia, and charities. It provides expert advice and support throughout the innovation journey, from idea generation to commercialisation. Medipex's services include intellectual property management, market analysis, and regulatory guidance, helping innovators navigate the complex healthcare environment and bring their products to market.



The National Institute for Health and Care Research (NIHR) has a structured network of support bodies which support West Yorkshire to facilitate health research including Clinical Research Network (CRN) Yorkshire and Humber, which supports the delivery of high-quality clinical research across the region providing funding for research support posts, offers training, and helps with patient recruitment. Other support functions include Research Design Service (RDS) Yorkshire and Humber, West Yorkshire Research and Development (R&D) and Local Clinical Research Facilities (CRFs). These bodies work collaboratively to support and advance health research in West Yorkshire, ensuring that studies are well-designed, adequately funded, and effectively implemented.



Innovate UK, the UK's national innovation agency, supports the life sciences ecosystem by providing funding, fostering collaborations, and facilitating innovation networks. In West Yorkshire, Innovate UK has invested over £63 million in the past five years, focusing on health, manufacturing, and materials industries. Key initiatives include the West Yorkshire Local Action Plan, which encourages local businesses to innovate, and regional engagement events like Innovate Local: West Yorkshire, which connect businesses with experts and collaborators. These efforts help drive innovation, economic growth, and improved healthcare outcomes in the region.



Medilink is a healthcare innovation hub that supports the development and commercialisation of medical technologies and services. It provides a range of services, including business support, networking opportunities, and access to funding and investment. Medilink works closely with the NHS, academia, and industry to foster collaboration and drive innovation in healthcare. By offering expert advice and hands-on support, Medilink helps innovators bring their ideas to market, ultimately improving patient care and healthcare service.



Health Innovation Leeds (part of Leeds Academic Health Partnership) launched in early 2024 to collectively showcase as leading competitive health innovation ecosystem that integrates world-class academic research, a burgeoning healthtech industry cluster, and a single, cohesive health and care partnership to advance health and care through innovative digital, data and AI technologies.



The Association of British HealthTech Industries (ABHI) plays a pivotal role in supporting and advancing the health and life sciences ecosystem in West Yorkshire through collaborating with local health, care, and academic leaders to drive health technology advancements, economic growth, strategic partnerships, policy alignment and showcasing excellence.

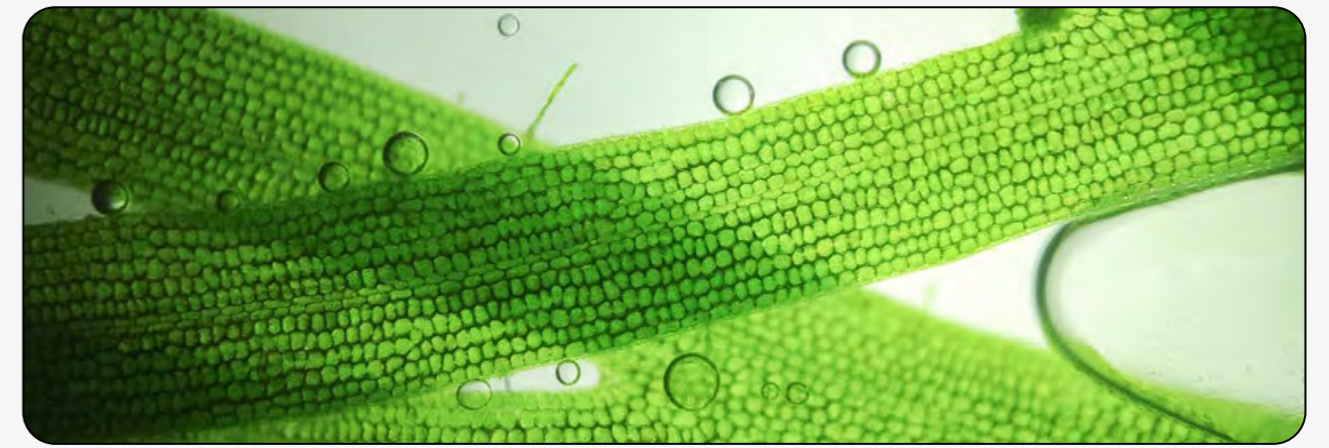
02 THE UK AND WEST YORKSHIRE CLUSTER IN CONTEXT

Life Sciences and Tech Dominates West Yorkshire VC Landscape

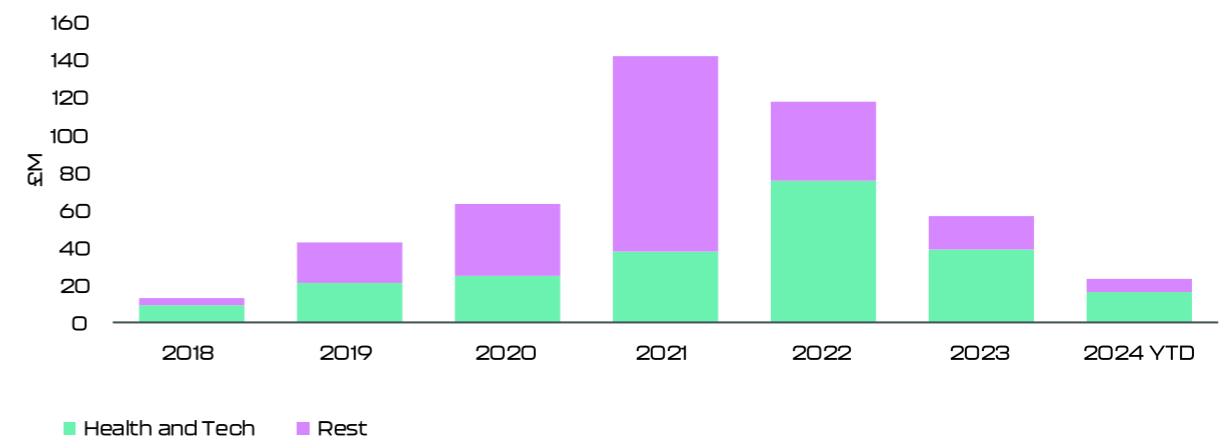
Venture capital funding is a vital driver of startup growth and serves as a key indicator of company creation and expansion. In West Yorkshire, the life sciences and technology sectors account for a significant share of VC activity, representing 70% of total deals and averaging 58% of total investment value. Notably, this share has steadily increased since 2019, underscoring the region's rising prominence in these industries.

While overall funding levels have declined, this trend reflects broader market conditions across the UK and globally rather than a regional issue. During the pandemic, the influx of so-called "tourist investors" (non-specialist funds that entered the life sciences sector without deep expertise or rigorous due diligence) contributed to a temporary surge in funding. As market conditions tightened and capital became less readily available, this activity naturally tapered off.

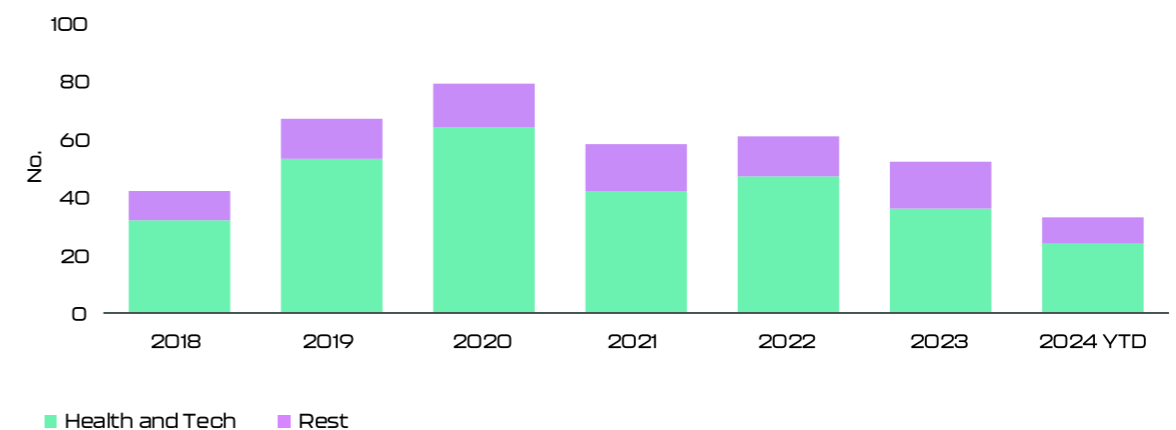
Despite this, organic demand within West Yorkshire's ecosystem remains strong. Importantly, the number of deals has held relatively steady and is expected to remain close to historical averages. Since funding announcements can take time to become public, final figures may ultimately reflect higher investment levels than initially reported. Crucially, most VC deals in the region are at the pre-seed, seed, or early stages – a positive indicator for long-term growth.



FUNDING OF DEALS BETWEEN LIFE SCIENCES AND TECH VENTURE CAPITAL (VC) IN WEST YORKSHIRE COMPANIES



NUMBER OF DEALS BETWEEN LIFE SCIENCES AND TECH VENTURE CAPITAL (VC) IN WEST YORKSHIRE COMPANIES



02 THE UK AND WEST YORKSHIRE CLUSTER IN CONTEXT

Talent Clusters

The map illustrates the distribution and concentration of employment in the Professional, Scientific, and Technical activities sector across West Yorkshire. A significant cluster is evident around Leeds city centre, particularly near the university and hospital, as well as to the east of the city. These areas benefit from their proximity to key institutions and infrastructure, supporting the growth of scientific and technical roles.

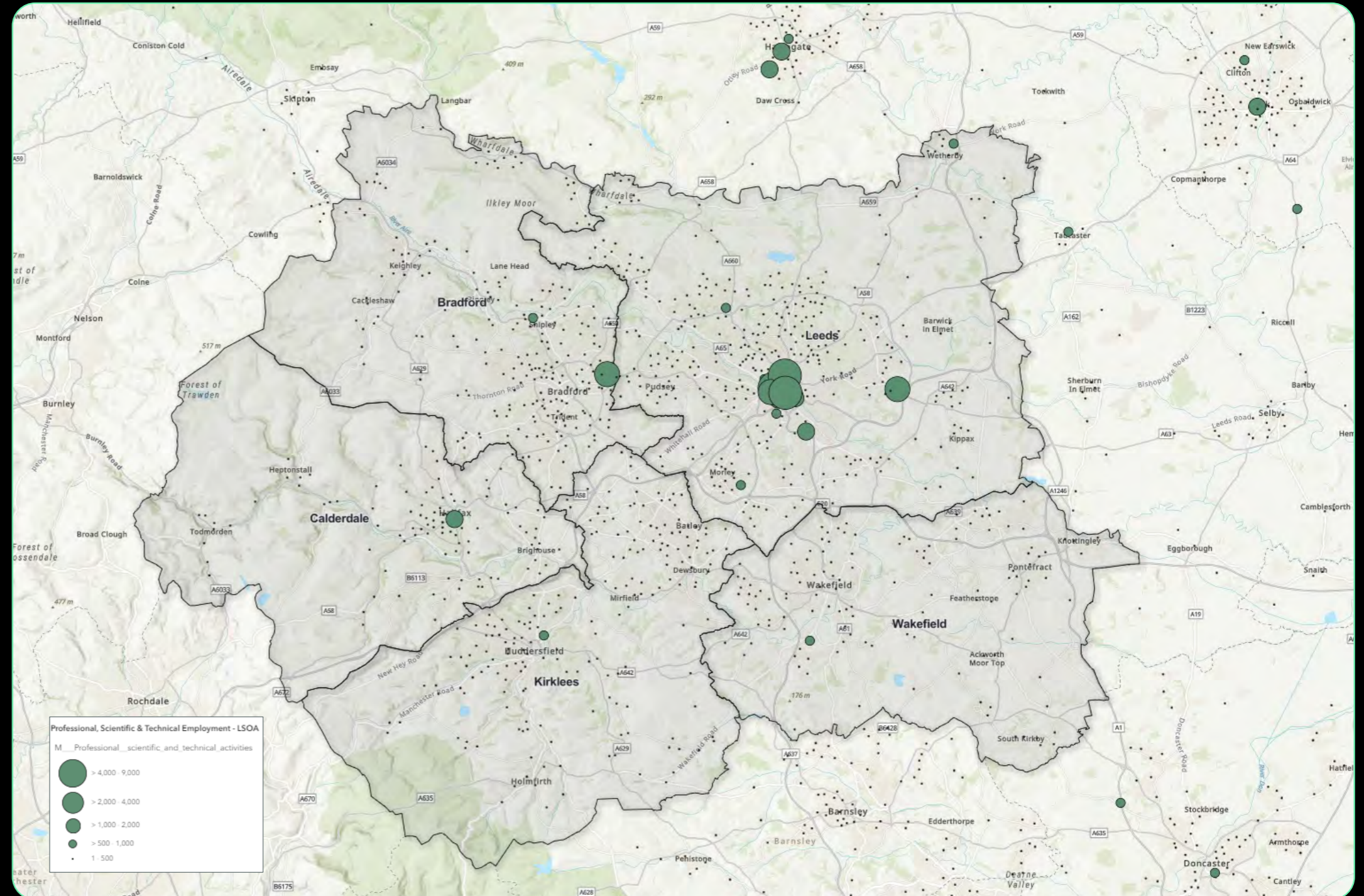
Smaller clusters are also present around Bradford, Halifax, and Huddersfield. However, it is important to note that this metric includes professional services such as consultancy and banking, which likely contribute to the employment spikes in Halifax—a location not traditionally associated with the life sciences sector. This nuance highlights the importance of interpreting employment concentrations in context, particularly in regions with diverse economic activities.



FIGURE 8

Distribution of employment in professional, scientific and technical activities

Sources / NOMIS 2024, ESRI 2024



02 THE UK AND WEST YORKSHIRE CLUSTER IN CONTEXT

Future[gazing] the evolution of the West Yorkshire ecosystem

01



ORGANIC DEMAND CREATION

TO CONTINUE TO PLAY AN INTEGRAL ROLE IN DRIVING GROWTH IN THE WEST YORKSHIRE CLUSTERS

Healthy start up formation / spinout activity is likely to continue driven by credibility of science, the strong ties to the NHS and strong graduates.

Scale-up's business requirements evolve - beyond expanding R&D capabilities, corporate & high-tech manufacturing functions begin to develop; colocation of functions in some sectors such as MedTech is needed/an advantage.

02



INWARD INVESTMENT

LIFE SCIENCES COMPANIES SEE THE UK'S STRENGTHS AND WEST YORKSHIRE HAS REAPED THE REWARDS (SYNGENTA IN HUDDERSFIELD)

Large players are increasingly accessing multiple UK locations as part of their R&D strategy. This does not always translate into large footprints but enhances the capabilities & attractiveness of the ecosystem.

The Golden Triangle has been the destination of choice for US companies establishing presence in UK, however, other credible ecosystems (such as Manchester, Leeds & Huddersfield), are well placed to benefit as of when they develop.

03



URBANISATION OF INNOVATION

IS A GLOBAL TREND AND WEST YORKSHIRE IS ALREADY BENEFITING

The emergence of centrally located destinations is reshaping occupier's views on the most desired locations (e.g. King's Cross' is the UK best case study, but other clusters have benefited too (e.g. Leeds)).

The role of relatively affordable well-connected alternatives will be key in retaining scale ups in West Yorkshire, which is well placed to respond to this (e.g. the knock-on effect seen in Seaport in Boston).

04



MICRO ECOSYSTEMS

EXPECTED TO EVOLVE SIGNIFICANTLY IN THE COMING YEARS AS NEW MODALITIES DEVELOP FURTHER AND SHAPE EACH CLUSTER INDIVIDUALLY

Even mature clusters like King's Cross' identity are still forming and is being shaped around its science institutions and its growing community of occupiers.

Significant number of Life Sciences companies are still located out of the main clusters. Emerging micro-ecosystems with strong science/R&D propositions, like Leeds, Bradford and Huddersfield, are well placed to benefit as the market matures.

The following are some of the key drivers which will play a role in shaping the future of the West Yorkshire Ecosystem and its place in the national and international space more broadly.

03

Real Estate as an Enabler

03 REAL ESTATE AS AN ENABLER

Lab Types & Uses

These are the different types of lab space that are needed across the Life Sciences sector depending on the type of operational use. Each type has its own specific characteristics such as height and specification/ equipment. Based on the activity and specialisms within West Yorkshire surrounding Digital Health, the following lab uses may be required which are targeted more towards Dry Labs and CL2 (1-4) within the table.

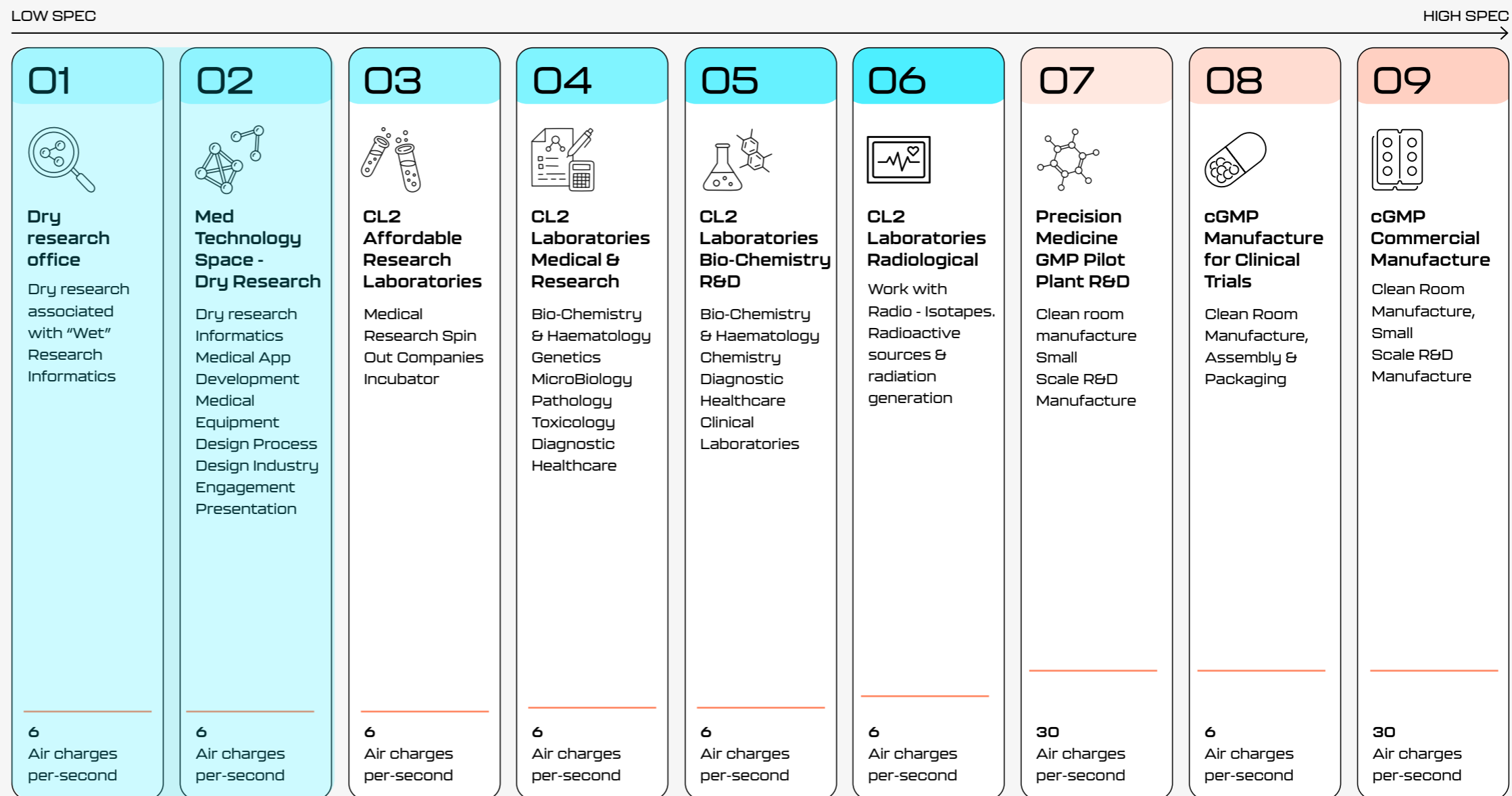
Digital Health: Offices and Labs focused on developing and testing telehealth platforms, remote monitoring systems, and virtual care solutions.

AI and Machine Learning: Facilities equipped with the necessary computational power and data resources to develop AI-driven health tech solutions, such as predictive analytics and personalised medicine.

Medical Device Prototyping: Spaces for designing, prototyping and testing medical devices. These labs often include 3D printers, CNC machines, and other fabrication tools.

Wearable Technology Development: Facilities for developing and testing wearable health tech devices, including sensors and smart textiles.

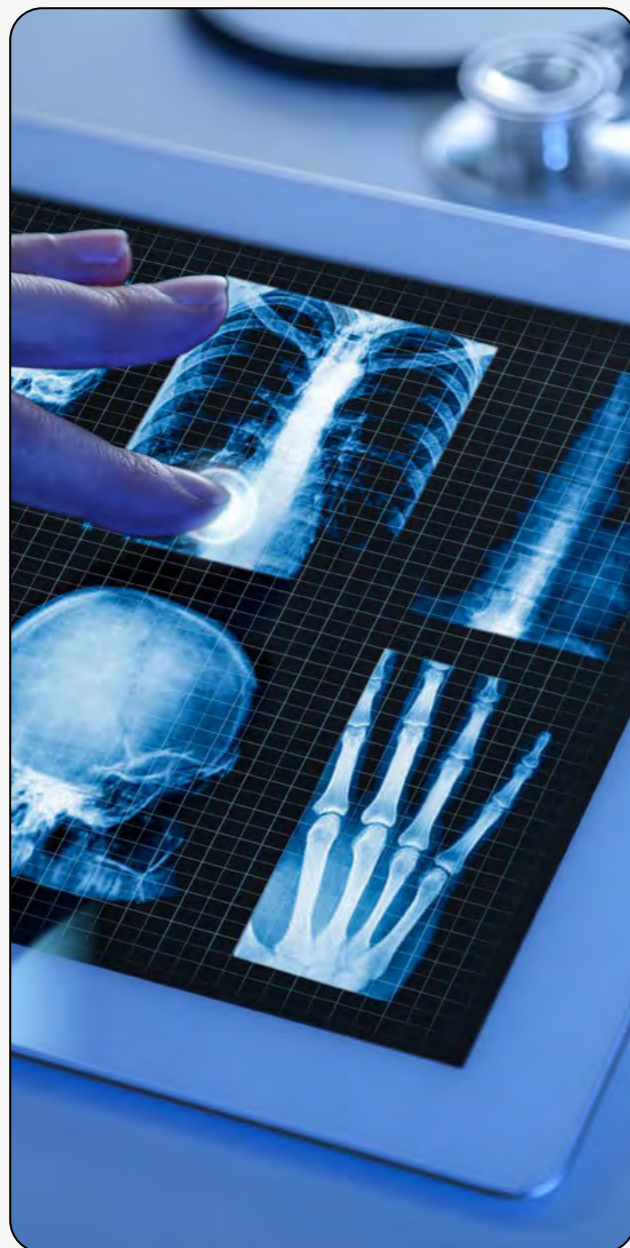
TARGET LAB SPECIFICATION PROVISION FOR WEST YORKSHIRE



In both mature and emerging lab development markets, there is a noticeable shift towards offering more flexible property solutions that cater to diverse occupier needs. Smaller companies often seek compact, adaptable labs with access to shared equipment, meeting rooms, and amenities. In contrast, medium to larger companies prefer shell and core spaces that allow them to customise the fit-out according to their specific layout and requirements. This approach ensures that a variety of tenant needs are met, fostering a more dynamic and accommodating lab environment. GMP facilities are not usually speculatively delivered by developers, instead driven by occupiers looking to retro fit a shell industrial building or a new "build to suit" development.

03 REAL ESTATE AS AN ENABLER

A Distinct Lack of Built Life Sciences Space Across the UK and WY

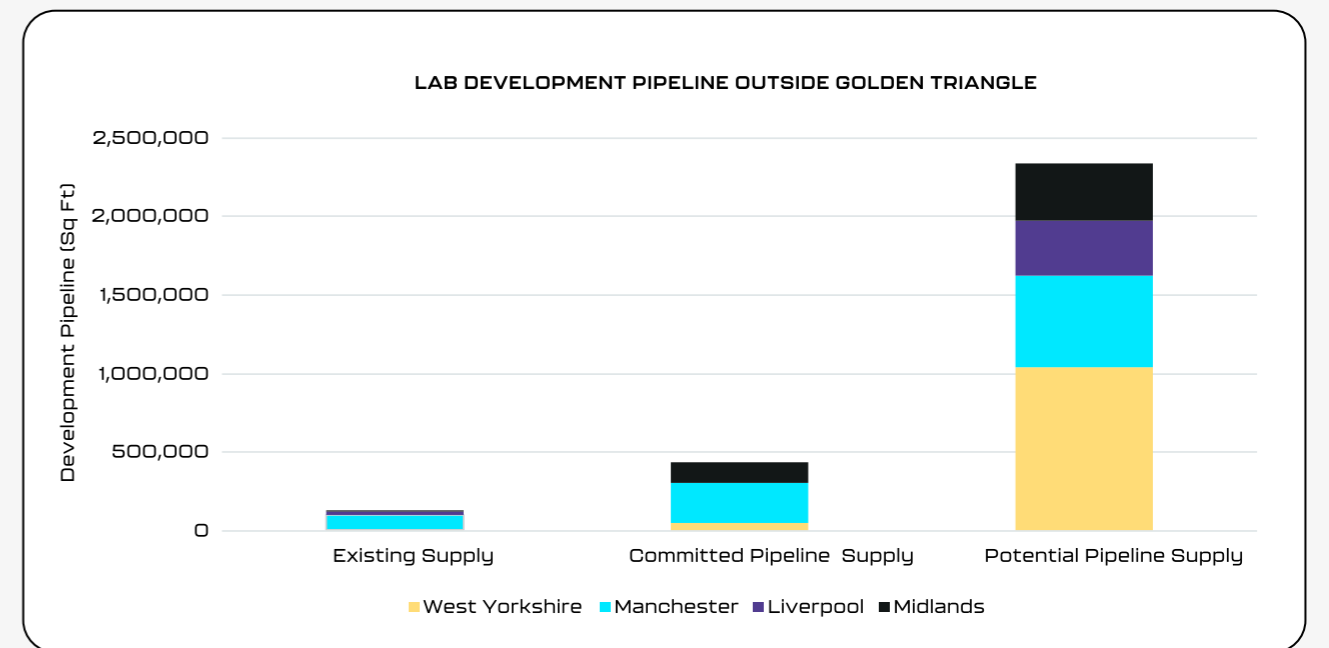
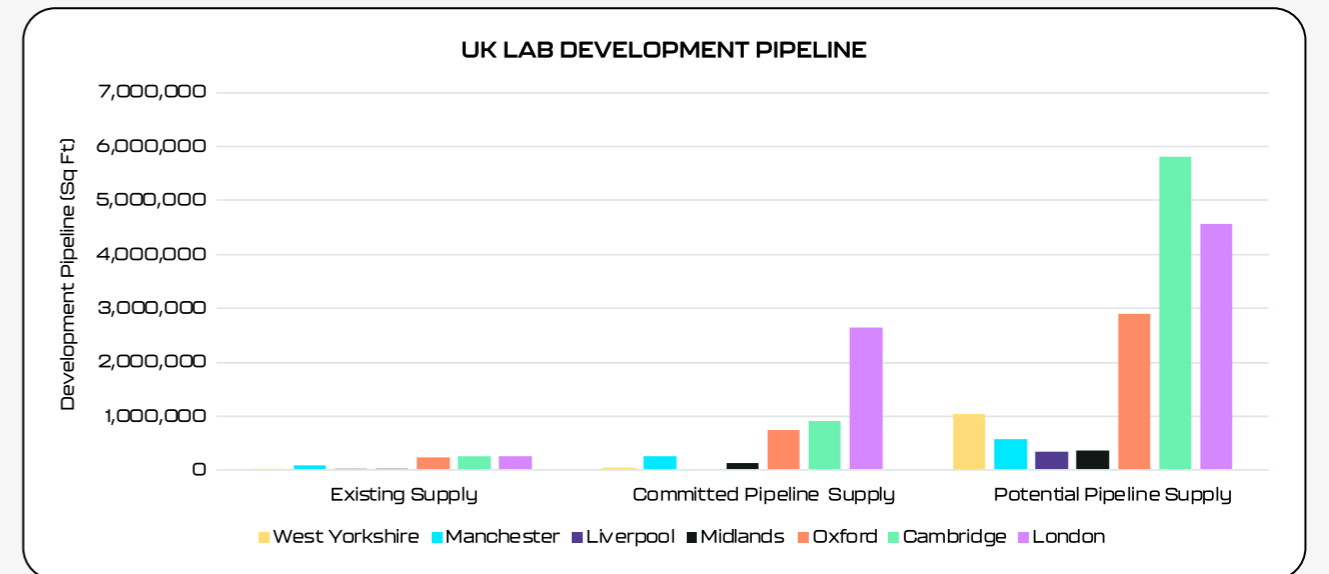
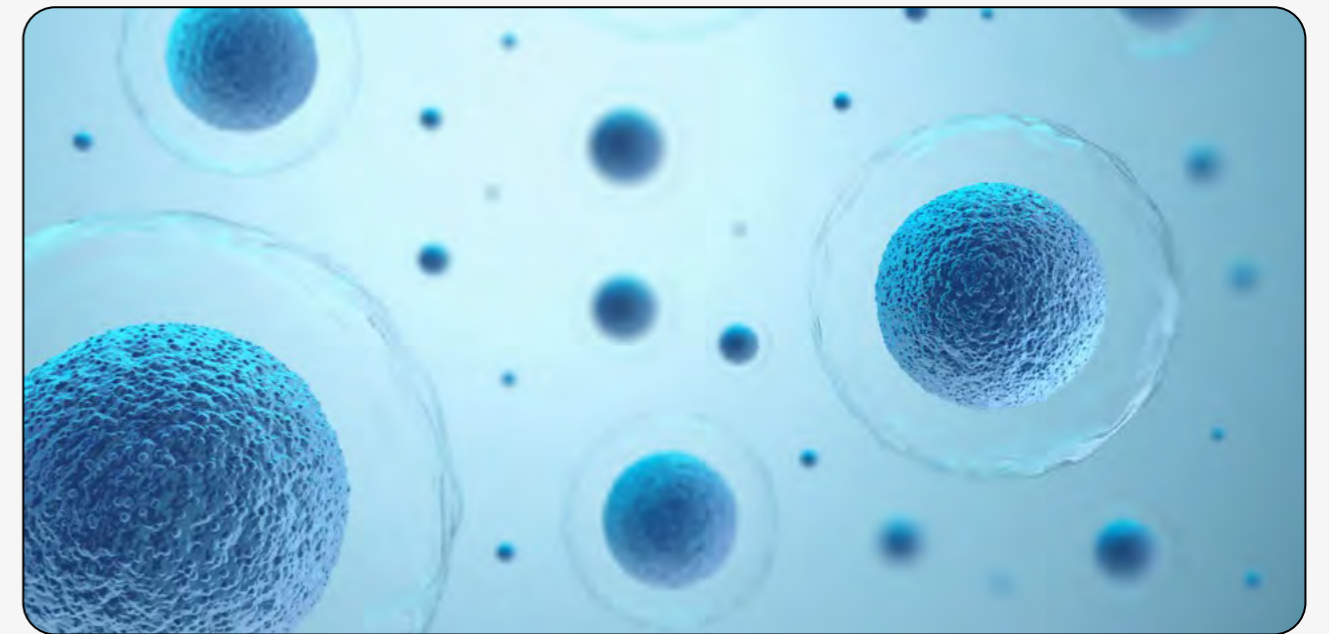


The UK Lab Development Pipeline graph highlights the difference within different regions in terms of existing, committed and potential pipeline supply of laboratory space.

As anticipated, there is a stark contrast in activity between the Golden Triangle locations of Oxford, Cambridge & London compared to the rest of the regions.

It is clear to see that in general there is very limited supply of existing supply across all markets, which is being addressed through development of committed pipeline coming forward in Manchester and the Golden Triangle, but not yet in West Yorkshire.

It is encouraging to see the potential pipeline of supply which could be brought forward in West Yorkshire across the two principal scheme of Innovation Village (Leeds) and National Health Innovation Campus (Huddersfield), outperforming Manchester in this regard.



03 REAL ESTATE AS AN ENABLER

Building the data case for demand

LIMITATIONS ON DATA

To ensure effective analysis of occupier requirements as an evidence base, it is crucial that the entire region collects data at the same level of quality and in a consistent format. Without uniformity in data collection, the analysis may be compromised, leading to inaccurate or incomplete insights. Therefore, standardising data collection practices is essential for reliable and meaningful analysis.

Our experience of other regions which receive high levels of investor demand suggest they are underpinned by a robust and detailed evidence base to inform current existing demand but also future pipeline demand.

A well-researched credible "named demand" evidence from existing and future occupiers provides a solid foundation for investment decisions. It ensures stability, drives further activity, boosts investor confidence and supports economic and community development, making it a critical success factor in generating more investment in West Yorkshire from a Health & Life Sciences perspective.

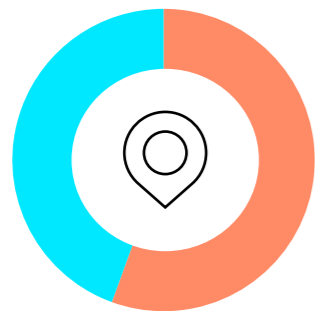
As part of this research, we have received information from a number of key stakeholders and sources in relation to existing occupier requirements, which we believe to be the basis of an evidence based approach which can and should be used moving forward, as part of a wider value proposition to drive forward investment activity and confidence.

44



live occupier requirements for West Yorkshire

REQUIREMENT LOCATION SOURCE



Outside WY WY

SIZE

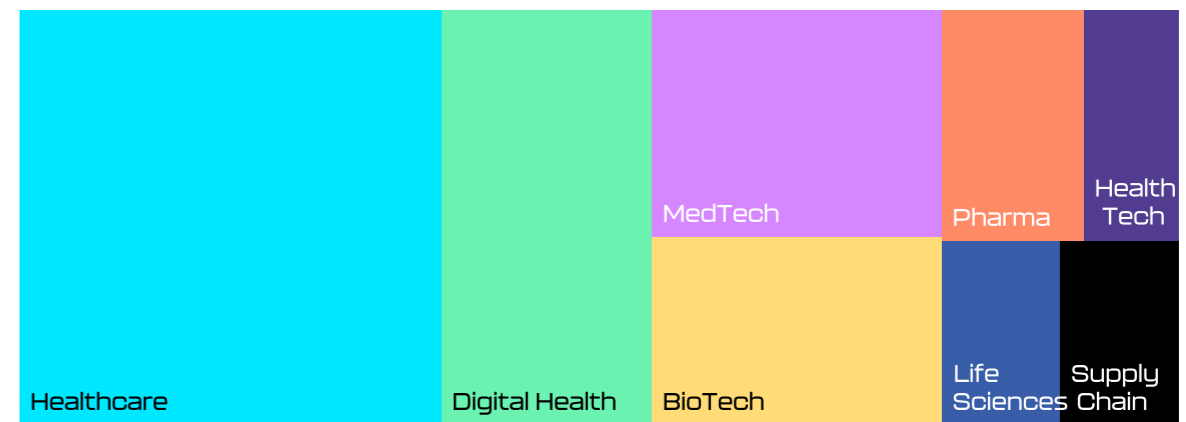
As with many regions which do not have high levels of existing supply, there is a correlated reduction in enquiries levels from 1000 sq ft and above. Occupier requirements of 10,000 sq ft + are typically from companies who are well established and growing, often with a footloose element to their requirement in terms of location preference. Therefore, any regions without existing or at least committed/under construction supply, will often not be shortlisted / considered by a company seeking space. The recording of size data needs to be improved in order to produce total named demand figures for the wider region which can be reported as evidence to investors.

SECTORS

From the evidence provided from the stakeholders, the majority of sector activity from companies with active requirements appears to be centred around Healthcare companies with requirements in Huddersfield and Digital Health companies who are looking nationwide. However, we would recommend that this data collection is continued to further analyse these trends beyond this report.

SECTOR REQUIREMENTS

- DIGITAL HEALTH
- HEALTHCARE
- HEALTH TECH
- LIFE SCIENCES
- MEDTECH
- BIOTECH
- PHARMA
- SUPPLY CHAIN



03 REAL ESTATE AS AN ENABLER

Supply Analysis - now and into the future

The existing supply of laboratory space within West Yorkshire is limited, with Leeds having the largest amount of available space currently within Nexus at **5,204 sq ft across 5 suites all less than 900 sq ft**. Huddersfield has remaining limited supply at **3M Buckley Innovation Centre, where a mixture of offices, workspace and labs are available. All the available lab accommodation across West Yorkshire currently available is below 2,000 sq ft.**

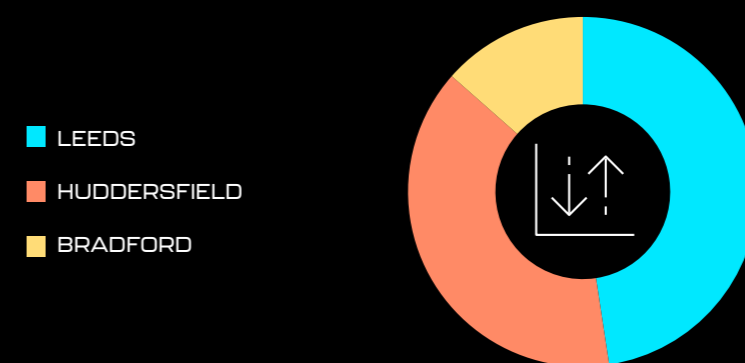
The committed pipeline shows a significant increase in lab space, particularly in Leeds, which has 45,166 sq ft of lab / office space set to come forward with the delivery of Old Medical School, however, this is not anticipated to be available for occupiers until 2027, meaning interim measures could be needed to provide immediate grow on space in Leeds, with Nexus being nearing capacity.

Whilst there has been some significant notable development activity in Huddersfield, with the development of two buildings (Daphne Steele Building and Emily Siddon Building) totalling 201,825 sq ft, the majority of this has been occupied by University and NHS community uses. 5,588 sq ft of lab and office suites have

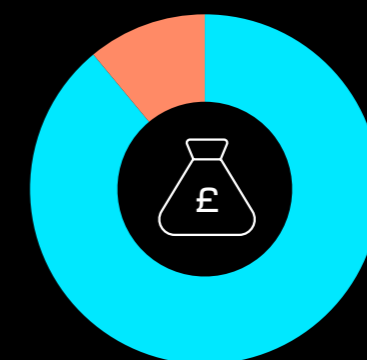
been earmarked as an Innovation Hub to attract private sector companies within the top floor of the building. This committed pipeline, whilst modest compared to other regions, will provide the bedrock to build an ecosystem, providing important market evidence to support further development.

The future pipeline not currently committed for reveals a potential for future lab/office developments, with existing proposed schemes in Leeds and Huddersfield. Leeds has 546,444 sq ft of potential development pipeline space that could be developed at Innovation Village, while Huddersfield has 497,835 sq ft at NHIC and a number of development plots within the Station to Stadium Corridor. Both schemes are named schemes within the WY Life Sciences Investment Zones. Bradford, has plans afoot to deliver space around the Knowledge Quarter, however, no schemes or buildings are currently proposed. If this potential development pipeline can be brought forward it will have a significant positive impact on the wider region through delivering space for existing companies to grow and new companies to land.

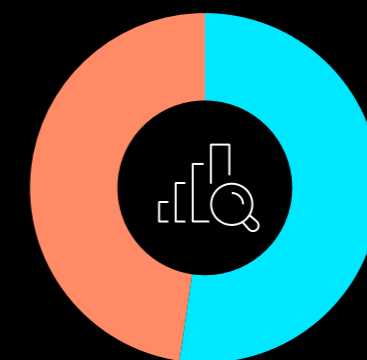
Current Available Lab Stock



Development Pipeline - Committed



Development Pipeline - Not Committed



"Laboratory space" - for the context of this report refers to any property/development which is specifically designed for a user within the Health, Life Sciences and Digital Health sectors. It can be considered to be 100% laboratory or a mix of Lab:Office e.g. 50:Lab 50:Offices.

03 REAL ESTATE AS AN ENABLER

West Yorkshire Lab/ Office Development pipeline



Emily Siddon Building, NHIC

Status	On Site - Under Construction
Owner/ Developer	University of Huddersfield
Size	94,185 sq ft
Delivery Date	Q4 2025

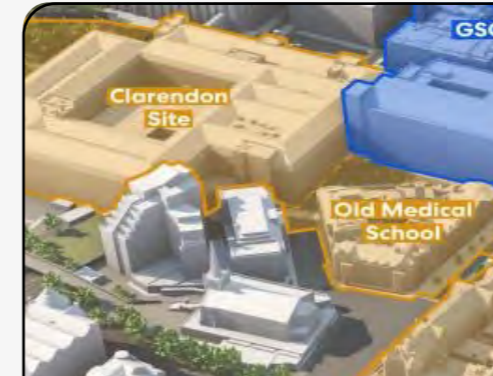
Summary The Emily Siddon Building is the 2nd speculative building to have been developed at National Health Innovation Campus (NHIC) with a focus on Health & Wellbeing. The building will deliver the first Govt Community Diagnostic Centre (CDC) within a university campus set directly alongside specialist clinical teaching facilities and an innovation centre on the top floor with 5,588 sq ft for SMEs.



Old Medical School, Innovation Village

Status	Planning not submitted
Owner/ Developer	Leeds Teaching Hospitals NHS Trust & Scarborough Group (SGI)
Size	45,166 sq ft
Delivery Date	2027

Summary Grade II listing former Medical School will be the first phase of Innovation Village, with a vision that includes creating a dynamic environment for collaboration among clinicians, academics, researchers, and entrepreneurs, establishing a world-class cluster for science, innovation, and technology around Leeds General Infirmary.



Clarendon Wing, Innovation Village

Status	Planning not submitted
Owner/ Developer	Leeds Teaching Hospitals NHS Trust
Size	424,163 sq ft
Delivery Date	2029/2030

Summary The Clarendon Wing is part of the ambitious Innovation Village project at Leeds General Infirmary (LGI). The Innovation Village will leverage the existing infrastructure and new developments to create a vibrant ecosystem for research, technology, and healthcare. The development will be closely linked with the construction of the two new hospitals at LGI, part of the "Hospitals of the Future" project.



Brotherton Wing, Innovation Village

Status	Planning not submitted
Owner/ Developer	Leeds Teaching Hospitals NHS Trust
Size	142,795 sq ft
Delivery Date	2030/2031

Summary Brotherton Wing is part of the Innovation Village development is smaller and not as significant compared to Clarendon, but will still play an important role in the wider masterplan.



Knowledge Quarter, Bradford

Status	Sites yet to be identified
Owner/ Developer	Mixed ownership - predominantly Uni of Bradford
Size	Unknown
Delivery Date	Unknown

Summary The Knowledge Quarter has been identified as an area which has potential to develop future space surrounding University of Bradford. There is also potential for more direct collaboration with Listerhills Science Park to enhance the scale and offering alongside DHEZ.

The above pipeline demonstrates a snapshot of future potential supply for West Yorkshire, highlighting the current clustering of development around existing links to the University and hospitals, all centred around funding through the West Yorkshire Life Sciences Investment Zone.

03 REAL ESTATE AS AN ENABLER

Barriers to Development

A LACK OF DEMAND DATA


The lack of data transparency has previously posed a significant barrier for investors and developers in the life sciences sector within the UK.

This opacity stemmed from limited access to comprehensive and reliable data on transactional market evidence and "named demand" (companies with active requirements for space) which is plentiful in more established US markets such as Boston, San Francisco and San Diego. Without transparent data, investors struggle to accurately assess risks, forecast returns, and make informed decisions, leading to lack of appetite or confidence to invest in a certain region.

Due to the significant activity within the Golden Triangle, this dynamic is shifting. However, the more emerging regional markets still face challenges articulating existing and future demand beyond demonstrating an established and well connected health and life sciences ecosystem.

Within the last 12-18 months there has been increased activity and promotion around the Innovation Village and more recently, the National Health Innovation Campus. Further work is required in

order to articulate the future pipeline of development which can help existing occupiers (and new entrants into WY) understand the natural pathway for growth beyond the incubation spaces currently in Nexus (Leeds), 3M BIC (Huddersfield) and DHEZ (Bradford). Increased engagement with the investor/ developer and wider property community will help in this regard.



"Lack of quantitative data to show demand and transactional evidence has stifled investment"

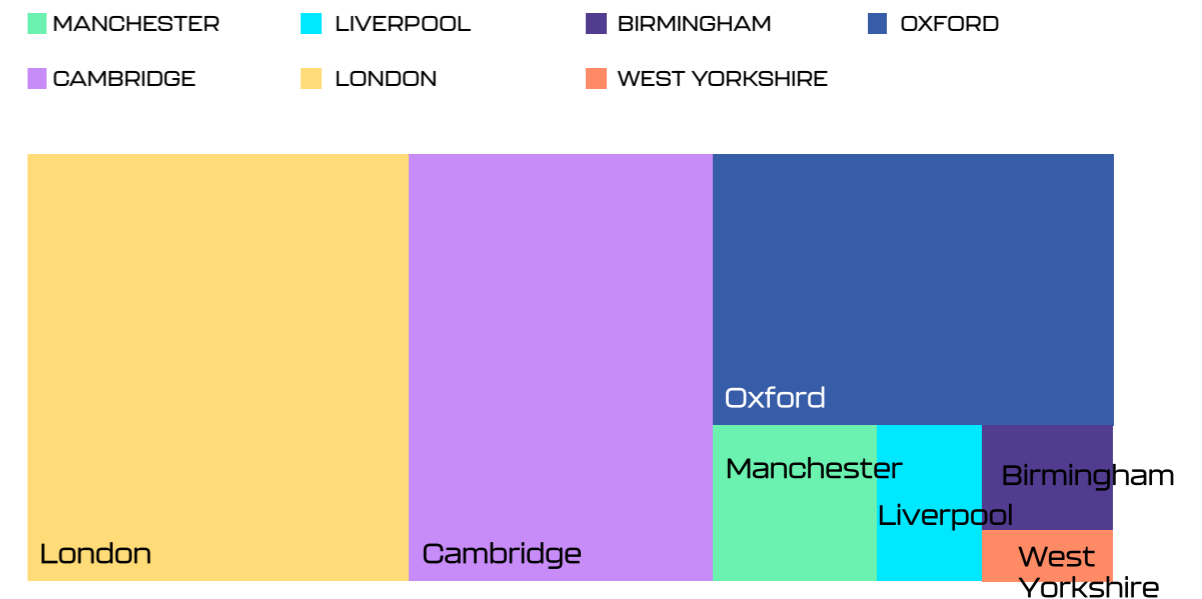
LIFE SCIENCES DEVELOPER

Our investigations as part of this study have outlined greater need for data governance, collection, analysis and transparency (internally and externally) in order for West Yorkshire to elevate itself and fulfil its potential alongside its rival regions.


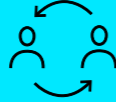


The collection of data should analyse the types of companies actively seeking funding and use this as a barometer to predict growth in commercial floorspace "take-up" over the next few years. The data should not be published in its raw form. Instead, used to make general analytical statements such as "XXX companies are seeking funding within WY, of which XX are in Digital Health and XX are in MedTech, 60% of which are based outside of WY with the remaining 40% within WY".

In terms of data collected for "named demand", this could be collated by WYCA using the Healthtech Cluster Partnership Group as the platform, building upon the data which has been assembled as part of this study. Assembling and maintaining a consistent level of granular detail of companies who are seeking new space within West Yorkshire will provide an element of key demand evidence which investors use, in part, to inform their investment criteria when deciding whether to deploy capital into a new market. Without this level of detail, investors who are not already familiar or active with the West Yorkshire, may struggle to see beyond this in terms of investment.

LIVE PROPERTY REQUIREMENTS - "NAMED DEMAND"



Whats Preventing Development

<p>↓ BARRIER</p>  <p>TRANSPARENCY OF MARKET DATA</p>	<p>↓ BARRIER</p>  <p>LACK OF IDENTITY IN KEY SPECIALISMS</p>	<p>↓ BARRIER</p>  <p>DISBURSEMENT OF ACTIVITY</p>	<p>↓ BARRIER</p>  <p>MARKET CONDITIONS REMAIN UNCERTAIN</p>
<p>Despite the efforts of a number of published reports highlighting the strength and depth of the Health & Life Sciences research capabilities and wider ecosystem, from a property perspective, the level of tangible market data to inform investment decisions for new development remains limited. This is often an issue with more emerging markets, but needs to be addressed if West Yorkshire is to attract more long term patient capital investment.</p>	<p>There are many reports and sources which have been produced which seek to articulate the strengths and underlying value through case studies of the Health and Life Sciences sector within West Yorkshire. As the region comprises multiple areas, each with their own specialisms and strengths, a single competitive value proposition to effectively attract investment should be sought, providing various stages of detailed evidence base to articulate the opportunities. This will provide one unified brand and messaging that will enhance collaboration, increase competitiveness, simplify navigation whilst maintaining a strategic vision to drive sustainable economic growth.</p>	<p>There is a tendency to seek to spread the inherent benefits of an emerging cluster throughout a region in order to provide inclusive innovation. Spreading life sciences development activities too thinly across a region could potentially dilute the concentration of resources, talent, and infrastructure necessary for fostering a robust and competitive ecosystem. A concentrated cluster, on the other hand, benefits from synergies, economies of scale, and a vibrant network of interconnected entities, driving stronger growth and positioning the region as a leading hub in the life sciences sector.</p>	<p>Regional markets outside the Golden Triangle are characterised by lower demand, making speculative development riskier as there is no guarantee of securing occupiers leaving developers reliant on pre-lets to deliver schemes without some form of funding assistance to bridge the viability gap. Economic uncertainty over the past 12-18 months in terms of inflationary pressures and rising build costs, create viability gap issues for developers seeking to develop speculatively. The complex and high costs associated with developing specialised developments incorporating laboratory use further compound the risk profile within the sector.</p>
<p>↓ SOLUTION</p> <p>Regularise and monitor "take-up" and "named demand" data</p>	<p>↓ SOLUTION</p> <p>Produce a competitive value proposition to aid local & inward investment</p>	<p>↓ SOLUTION</p> <p>Centralised development in strategic hubs</p>	<p>↓ SOLUTION</p> <p>Lease incentives to experienced life sciences landlords to entice them to WY</p>

03 REAL ESTATE AS AN ENABLER

Opportunities to address barriers

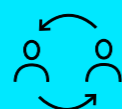


TRANSPARENCY OF MARKET DATA

Regularise and monitor "take-up" and "named demand" data

To gather active requirements from occupiers in West Yorkshire, a professional and independent body is needed to collect market-sensitive information from stakeholders (science park operators, inward investment agencies, agents, landlords etc.). This body must be trustworthy to ensure all contributors feel comfortable sharing information.

However, there may be reluctance to share information openly. Alternative methods could be explored, such as Non-Disclosure Agreements (NDAs) with signed parties or redacted company names to prevent double counting. The key is selecting a suitable organisation to lead the initiative, providing comfort to contributors. A local authority or inward investment agency type organisation is a good fit. If a private sector organisation leads, it may not receive the required buy-in due to perceived lack of independence.



LACK OF IDENTITY IN KEY SPECIALISMS

Produce a competitive value proposition to aid local & inward investment

We propose a comprehensive initiative to develop a competitive value proposition for West Yorkshire, showcasing its unique strengths, specialisms and growth potential.

Key deliverables include a value proposition document, a brand identity and a marketing strategy to promote West Yorkshire's specialisms and drive economic growth. This initiative will differentiate West Yorkshire from other regions, attract new businesses and talent and establish a strong reputation as a hub for innovation and growth. The value proposition will serve as a guiding document for stakeholders, investors, and businesses, while the brand identity and marketing strategy will effectively communicate West Yorkshire's unique strengths and specialisms to the target market, positioning the region for success through varied and engaging content, rather than a single standalone static document.



DISBURSEMENT OF ACTIVITY

Centralised development in strategic hubs

The rationale for West Yorkshire concentrating its investment activity in centralised strategic hubs is based on strategic considerations such as economies of scale, critical mass, specialisation and clustering, infrastructure and amenities, government and public sector support, reducing fragmentation, and enhancing regional identity.

By concentrating investment in the established hubs of Innovation Village, NHIC and Bradford's Knowledge Quarter, West Yorkshire can leverage these benefits to create a more effective, efficient, and competitive economic strategy, driving growth, innovation and prosperity across the region. This approach allows the region to specialise in specific industries, attract and retain top talent, and create a vibrant ecosystem that attracts even more investment and activity, ultimately positioning West Yorkshire as an attractive hub for Digital Health.



MARKET CONDITIONS REMAIN UNCERTAIN

Lease incentives to experienced life sciences landlord to entice them to WY

Investors may require incentives to address viability to speculatively develop office and lab space in West Yorkshire due to the region's demand / risk profile, limited access to capital, and need for long-term commitment, making it challenging to secure traditional funding and requiring a more innovative and risk-sharing approach to bring projects forward. One potential solution being a "lease wrapper" (a financial instrument that enables developers to invest in regional locations that may be unviable or too risky due to factors such as geographic isolation, economic uncertainty, or infrastructure challenges). By acquiring a long-term lease on a property or development site, assigning it to a third-party investor, and retaining a management role, developers can share the risk with the investor and access capital from sources that may not have been willing to invest in the region otherwise. This approach reduces the developer's risk, improves cash flow, and enhances credibility, while providing a return on investment for the pension fund or institutional investor.

04

Critical Success Factors

04 CRITICAL SUCCESS FACTORS

Critical Success Factors

OUR ANALYSIS HIGHLIGHTS MULTIPLE OPPORTUNITIES FOR FUTURE LIFE SCIENCES GROWTH ACROSS WEST YORKSHIRE WITH LOCATIONS OFFERING DISTINCT STRENGTHS AND WILL REQUIRE TAILORED REAL ESTATE SOLUTIONS TO UNLOCK ITS POTENTIAL. WE HAVE IDENTIFIED THREE KEY AREAS OF FOCUS THAT DEMONSTRATE STRONG POTENTIAL WINS IN THE SECTOR:

01

Leeds City Centre: A prime opportunity for Open Innovation and Clustering

Leeds City Centre emerges as the best-positioned location to develop a robust life science cluster, centered on open innovation and collaboration. With a high density of scientists, a diverse mix of life science companies, and existing clustering around the university, Nexus incubator, and the hospital, Leeds is well-placed to foster ecosystem growth. However, a critical barrier is the lack of “grow-on” lab space which is needed to support scalability, collaboration, talent attraction, and economic growth, driving long-term sustainability and success for companies and the wider cluster. It enables companies to adapt, innovate, and thrive, fostering a culture

of entrepreneurship and knowledge sharing, and ultimately contributing to regional economic development and prosperity. While the upcoming 45,166 sq ft of development at the Old Medical School (OMS) offers promise, structural limitations to the building such as unit sizes capped at 4,000 sq ft, restrict the provision of larger spaces to attract larger businesses to the region or allowing businesses within Nexus or elsewhere to expand. The opportunities around the future phases of the Innovation Village need to be clarified in order to build upon the development of OMS. Addressing these challenges is crucial to fully realise Leeds’ potential as a life science hub.

02

MedTech: An unmet Real Estate need across West Yorkshire

West Yorkshire’s strong specialisation in MedTech presents an untapped real estate opportunity. While much of the sector’s focus has been on high-specification lab spaces, MedTech companies often operate with leaner models and require more affordable, tailored spaces.

This segment is becoming an increasingly vital stakeholder in the healthcare ecosystem, yet their real estate needs remain underserved. Drawing from solutions in regions like Oxford and more recently Manchester, there is an opportunity to create purpose-built, cost-effective spaces that cater specifically to this growing sector. The “TechBox” solution, provides a unique solution for Life Sciences/Med Tech companies, offering a combination of offices, labs and manufacturing space under one roof.

They offer flexibility, scalability, and specialised infrastructure, while fostering collaboration into the design principles. This enables companies to navigate complex regulations, reduce costs, and increase competitiveness whilst being located within an existing ecosystem, rather than isolated within a typical industrial estate location which is more centered around road connectivity.

03

The Case for dedicated incubators in Bradford and continued development of NHIC in Huddersfield

The current lack of dedicated life science incubators in Bradford and Huddersfield is a notable gap. Leeds has demonstrated the critical role of incubators, such as Nexus, in supporting early-stage companies and fostering innovation. Establishing similar facilities in Bradford and Huddersfield would help attract start-ups, leverage existing talent and build momentum toward creating thriving local ecosystems. A walkable location is critical for incubator facilities to enhance community engagement. When deciding where to locate a new incubator facility, prioritising walkability over a remote location is essential. A walkable location attracts more people, increases accessibility, and fosters community engagement, while also improving company retention and attracting top talent. This leads to a more vibrant and supportive environment. This issue is being addressed in both with the development of the NHIC in Huddersfield and within Bradford the opportunity to further develop the offering under the BREE banner, linked with the Bradford Digitisation Hub and DHEZ. These future developments have the potential to drive Life Sciences growth within the area.

In summary, the West Yorkshire life science sector holds significant growth potential. By addressing specific real estate needs, fostering clustering and investing in targeted incubator development, the region can solidify its position as a competitive player in the UK’s life science landscape.

04 CRITICAL SUCCESS FACTORS

01 / Leeds City Centre:

A PRIME OPPORTUNITY FOR OPEN INNOVATION AND CLUSTERING

To advance Leeds' position as a leading life science cluster, it is critical to focus on the promotion and development of key sites, such as the Leeds Innovation Village.

Identifying and collaborating with an experienced real estate investor / developer with long term vision will enable the delivery of essential "grow-on space," creating a seamless progression from the existing incubation facilities to larger spaces that support scaling companies. This expansion will enhance the clustering effect, attract more companies to the area and position Leeds as a regional and national advocate for life sciences. The forthcoming Old Medical School development is a step in the right direction, but strategic efforts must

continue to address gaps in supply and support ecosystem evolution. The appointment of a dedicated asset manager would be suggested, or the use of a commercial broker in order to help draw the right companies across the globe to the ecosystem.

One of the key challenges remains developer hesitation, often due to the lack of robust market data on rent levels and demand. Public-private partnerships (PPPs) and attractive financial incentives, such as green loans or subsidised leases, could play a transformative role in encouraging investment. Fast-tracked planning approvals and proactive government support will further de-risk development and make projects more financially viable.

POTENTIAL DEVELOPERS



Pioneer



Mission St/

CASE STUDY:

GLASGOW - HEALTH INNOVATION HUB



The collaboration between the University of Glasgow, Kadans Science Partner and Scottish Enterprise exemplifies the power of PPPs in overcoming market challenges. Through strategic support, the local government provided an attractive leasehold arrangement that enabled Kadans to deliver a 65,000 sq ft Health Innovation Hub in Govan. By securing a pre-let agreement with the University of Glasgow for half the space, the project achieved financial feasibility while fostering collaboration among academia, industry, and clinicians. Leeds can draw lessons from this model to create a similar partnership framework, ensuring that innovation-driven developments are financially sustainable and strategically impactful.

04 CRITICAL SUCCESS FACTORS

02 / MedTech:

AN UNMET REAL ESTATE NEED ACROSS WEST YORKSHIRE

West Yorkshire hosts 300 MedTech companies, which is over 50% of its life sciences ecosystem.

However, these companies are dispersed across the region, often operating out of owner-occupied facilities or retrofitted warehouse spaces due to the lack of dedicated commercial infrastructure. Addressing this gap requires the introduction of TechBox developments—flexible, hybrid industrial spaces that integrate laboratory, office, and manufacturing facilities in self-contained units.

The barriers to delivering TechBox units are significant, both geographically and occupationally. Developers tend to focus on established clusters like the Golden Triangle, where occupier demand and rental returns are more predictable. However, West Yorkshire has the potential to unlock this market by leveraging its emerging life science clusters to create viable locations for such developments. Building these facilities within established hubs

ensures companies benefit from the collaborative environment, networking opportunities, and access to talent that drive innovation.

TechBox models, proven in Oxford, Cambridge, Manchester, and Liverpool, demonstrate the success of tailored, design-led spaces that meet evolving occupier demands. These spaces attract a broader range of tenants by offering flexibility and fostering collaboration within vibrant ecosystems. Developing TechBox infrastructure in West Yorkshire’s clusters could catalyse MedTech innovation and growth while addressing occupiers’ changing space requirements.

The strategic delivery of TechBox developments will not only elevate demand but also integrate companies into a cohesive community, amplifying their access to resources, partnerships and networks.

POTENTIAL DEVELOPERS



CASE STUDY:

TECHBOX - NEBULA



Nebula TechBox development in Oxford showcases a successful approach to flexible, hybrid industrial spaces. Currently under construction, the development comprises seven units across three buildings, with sizes ranging from 6,082 sq ft to a single building of 26,458 sq ft. Each unit is designed with modern occupier demands in mind, featuring a fitted reception/lobby area and CAT A-fitted offices. Nebula development demonstrates how tailored, scalable facilities can attract a diverse pool of occupiers, providing a template for similar developments in emerging life science clusters like West Yorkshire.

04 CRITICAL SUCCESS FACTORS

03 / The Case

FOR DEDICATED INCUBATORS IN BRADFORD AND CONTINUED DEVELOPMENT OF HUDDERSFIELD

Expanding incubator space at the University of Bradford and the University of Huddersfield is crucial for growing their respective life sciences ecosystems alongside Leeds.

Both universities are central to their respective ecosystems, with Bradford's Digital Health Enterprise Zone (DHEZ and BREE) and Huddersfield's focus on Health & Wellbeing and MedTech. Increasing incubator space will support innovation, attract investment, and retain talent by providing essential infrastructure for start-ups and spin-outs. This expansion would also foster collaboration, enhance the universities' roles as innovation hubs, and help overcome current challenges such as limited funding and access to office and lab space, ultimately strengthening West Yorkshire's regional life sciences market.

Progress is already well underway within Huddersfield, which has the established business incubator at The Glass Box and 3M Buckley Innovation Centre (3M BIC) providing a mixture of office and laboratory spaces (79-

1717 sq ft) alongside business support services. This is now complimented by the development of the Emily Siddon Building, which has earmarked up to 5,588 sq ft of small office and lab suites, alongside associated co-working, meeting room and event space. Whilst small in size, this pilot facility will be integral in demonstrating the evidence basis which will underpin future development at NHIC. Attracting high growth companies within the Health & Wellbeing and MedTech related sectors will provide a natural complementation to Leeds, which has more of a focus towards Digital Health and Acute care.

Whilst Bradford has existing space which can be offered to growing businesses, it is struggling for occupancy. An internal review of space utilisation (and value to external companies) within the campus is being undertaken currently, which will provide an opportunity to identify a new potential incubator space or consolidate existing offerings into one central location. Potential partnerships could be identified with private sector incubator operators, to help deliver more space to encourage spin out activity.

POTENTIAL INCUBATOR OPERATORS



CASE STUDY:

ALDERLEY PARK



Alderley Park (owned and managed by Bruntwood SciTech), is a premier science and innovation campus in Cheshire, UK. It hosts over 250 companies and 4,000 professionals in science, technology, and innovation sectors. The campus is renowned for its state-of-the-art facilities, including the Life Science Accelerator and the recently launched Female Founders Incubator.

The incubator space at Alderley Park is designed to support early-stage companies, particularly in the life sciences and tech sectors. It offers flexible open access lab and office spaces and specialist equipment with associated lab technician support, all within a collaborative environment that fosters innovation and growth.



CBRE