

NINE

EDINBURGH BIOQUARTER

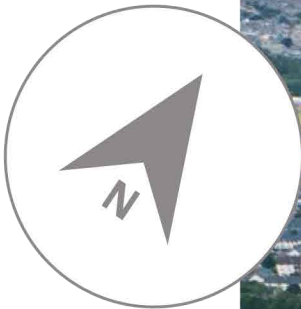
High quality accommodation
for new and established
life sciences companies

Ground floor incubator incorporating
fully fitted laboratories and offices
from 150 sq ft (13.9 sq m)

Upper floors available for bespoke
fitout from 1,000–52,268 sq ft
(92.9–4,856 sq m)

WAVERLEY TRAIN STATION

EDINBURGH CASTLE



QUEEN'S MEDICAL RESEARCH
INSTITUTE AND UNIVERSITY OF
EDINBURGH MEDICAL SCHOOL

THE ANNE ROWLING
REGENERATIVE NEUROLOGY
UNIT (2015)

ROYAL INFIRMARY OF EDINBURGH

SCOTTISH CENTRE FOR
REGENERATIVE MEDICINE

A7

ROYAL HOSPITAL FOR SICK
CHILDREN (2017)

THE BRAIN AND BODY INSTITUTE (2016)

NINE, EDINBURGH BIOQUARTER

Nine, Edinburgh BioQuarter has been specifically designed to welcome life science companies. The fully serviced ground floor 'BioIncubator' is available for immediate occupation. The upper floors have been finished to 'shell and core' so they can be configured to suit individual company requirements.



Extending to more than 100 acres, the BioQuarter campus offers a wide range of facilities and specialist services in one location.

Two other research centres in regenerative neurology and neurology/psychology are scheduled to open by 2017, bringing 800 more researchers to this site, as well as the new Royal Hospital for Sick Children. In total, there will be over 1,500 hospital beds and 2,000 researchers on site once our building programme is complete.

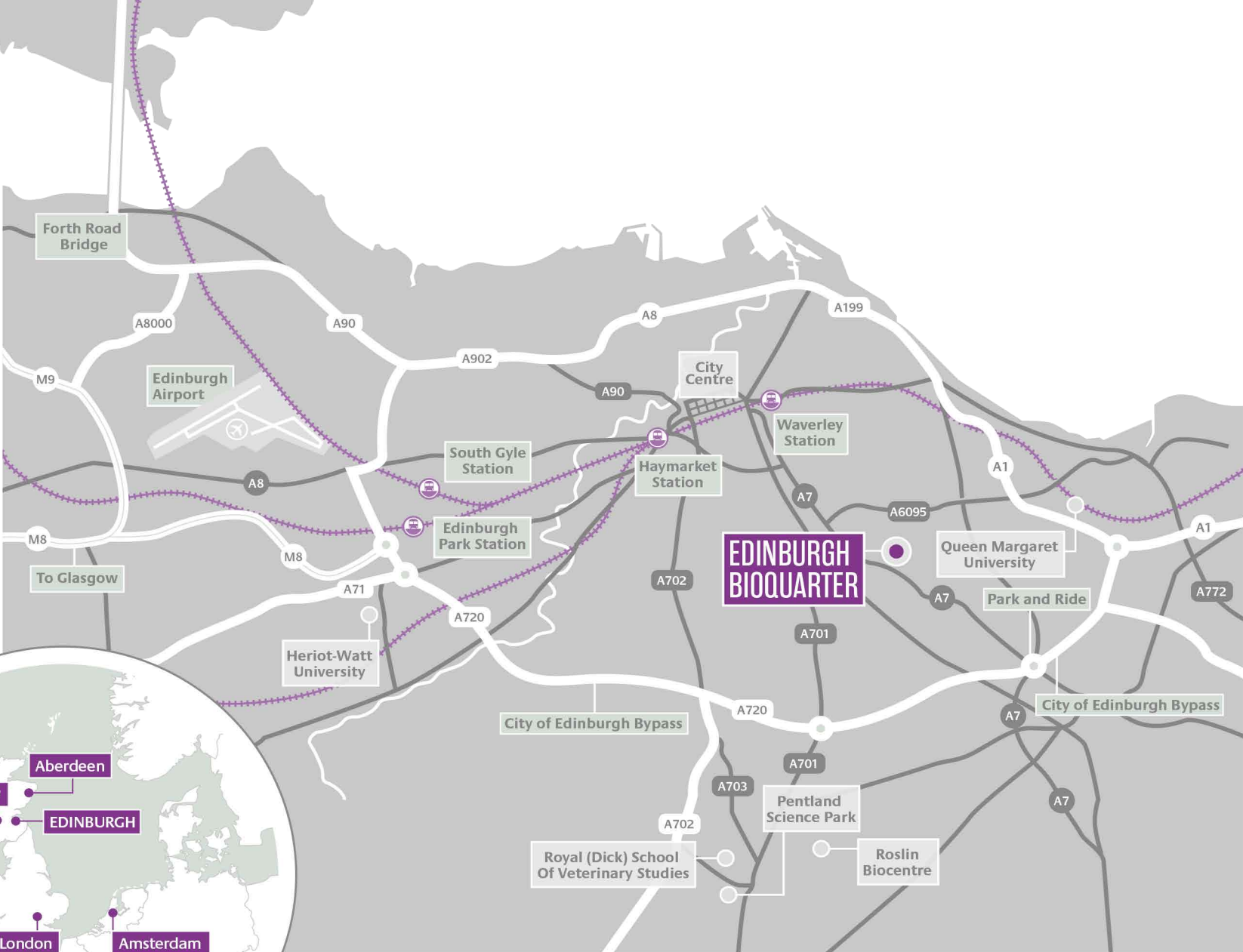
- More than 1,200 researchers working in three leading institutes:
 - Queen's Medical Research Institute
 - Scottish Centre for Regenerative Medicine
 - University of Edinburgh Medical School
- An 870-bed teaching hospital licensed for Phase I in-man clinical trials
- First class imaging facilities, including PET, MRI, and CT scanners available for use by companies locating at BioQuarter
- The world renowned Roslin Institute and Dick Vet Hospital just six miles away

LOCATION

Edinburgh BioQuarter is situated on the principal A7 arterial route which links the city centre to the A720 city bypass. The BioQuarter campus is well served by public transport, with numerous bus routes from locations across the city. A “Park & Ride” facility with 900 car spaces is located on the City Bypass within two miles, with bus services running past the BioQuarter every ten minutes.

Waverley Station, Edinburgh’s main rail hub, is three miles to the south of our campus at the heart of the city centre, and Edinburgh Airport is situated 11 miles to the west of BioQuarter.

Edinburgh is connected across the UK and internationally, with principal international destinations accessible either via direct flights or through London’s five airports, all approximately one hour’s flying time from Edinburgh.



TRAVEL TIMES FROM EDINBURGH BIOQUARTER		
UK	By road	By train
Aberdeen	3hrs	2hrs 30m
Dundee	1hr 30m	1hr 20m
Glasgow	1hr	50m
London		4hrs 50m (Kings X)
Worldwide	By air (direct flights)	
Amsterdam	1hr 30m	
London	1hr 30m (Heathrow, Gatwick, City)	
Paris	1hr 50m	
Munich	2hrs 15m	
Stockholm	2hrs 20m	
New York	7hrs 50m	



NINE

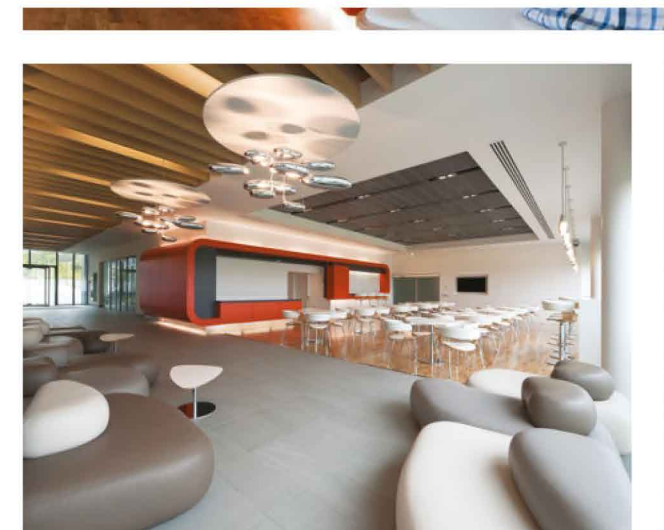
THE BENEFITS

Nine, Edinburgh BioQuarter offers a range of accommodation:

- Fully fitted and serviced laboratory and office units for new and early stage companies (ground floor)
- For established and growing businesses we have 'shell and core' finished areas for flexible occupier fit out (upper floors)

The building provides contemporary office and laboratory environments designed to offer easy entry, flexibility for growth and a fertile environment for collaboration.

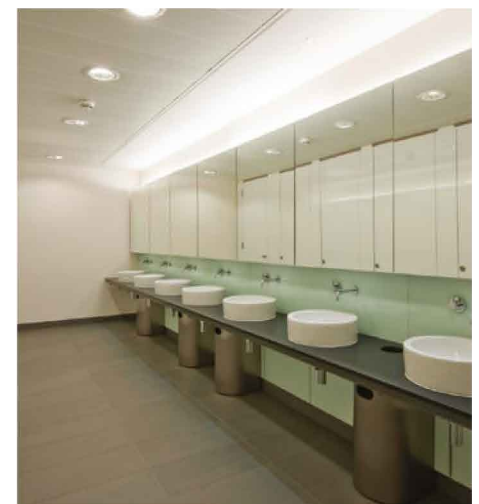
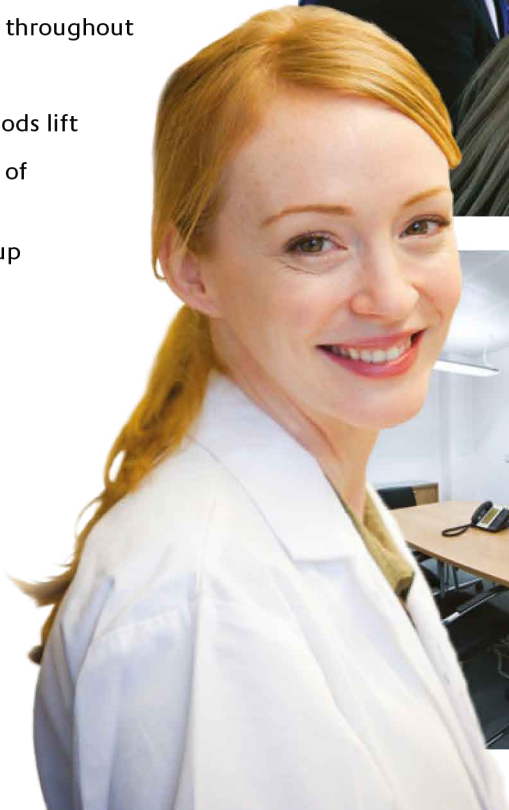
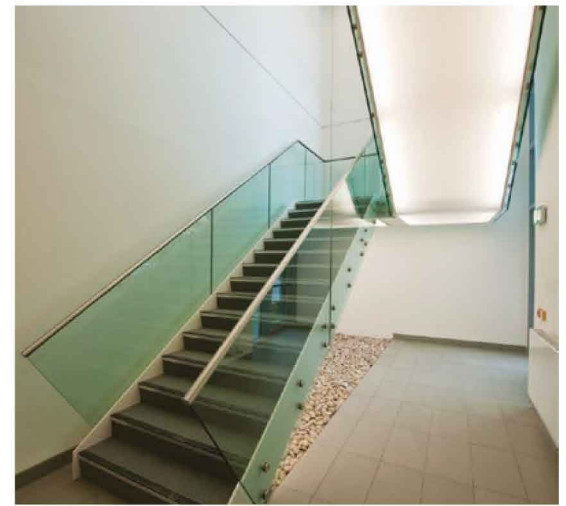
A manned reception area provides a welcoming atmosphere for staff and visitors. Ground floor common facilities include a bright café / restaurant area and meeting rooms, and are separated by secure access doors from the incubator accommodation.

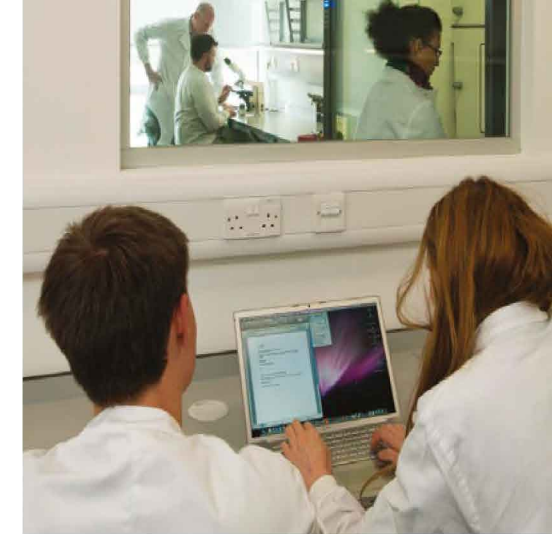


BUILDING AMENITIES AND SERVICES

All occupiers of the building will benefit from:-

- Secure car park with 156 spaces and cycle racks
- CCTV monitoring of all public areas
- Card controlled security access
- 24 hour manned security presence
- Secure IT hub with fibre optic connectivity
- Wi-Fi access in public spaces
- On-site building manager
- Manned reception desk during working hours with telephone answering service
- Access to technical support and building management services
- Meeting room hire, available on hourly, half day or daily rates
- Full AV facilities bookable through reception
- Cafe facility with capacity of 60 seats
- Male, female and disabled toilets throughout
- Shower facilities on all floors
- Loading bay for deliveries and goods lift
- Facilities for delivery and storage of chemicals, gases and waste
- 800kVA power supply with back-up generator support





BIOINCUBATOR ACCOMMODATION

LABORATORIES

- 'Walk-in' labs from 286 sq ft to 699 sq ft, which can be combined
- All labs fitted to Cat II standard, with solid vinyl covered floors, benching, seating, and wash basins
- Pipework for 3 different gases
- Larger units with integrated write-up areas/ tissue culture facilities
- Shared glass wash up / autoclave facilities
- Security monitored -80°C degree freezer compartments for hire

OFFICES

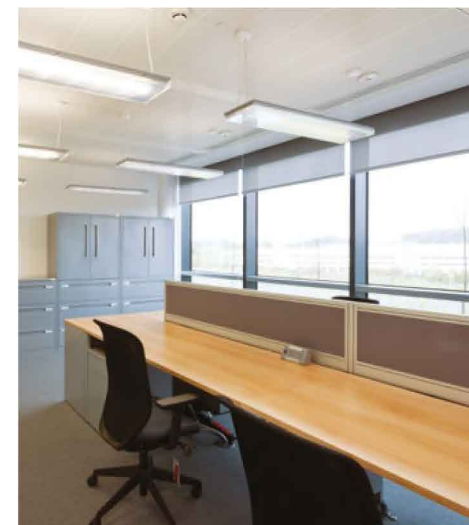
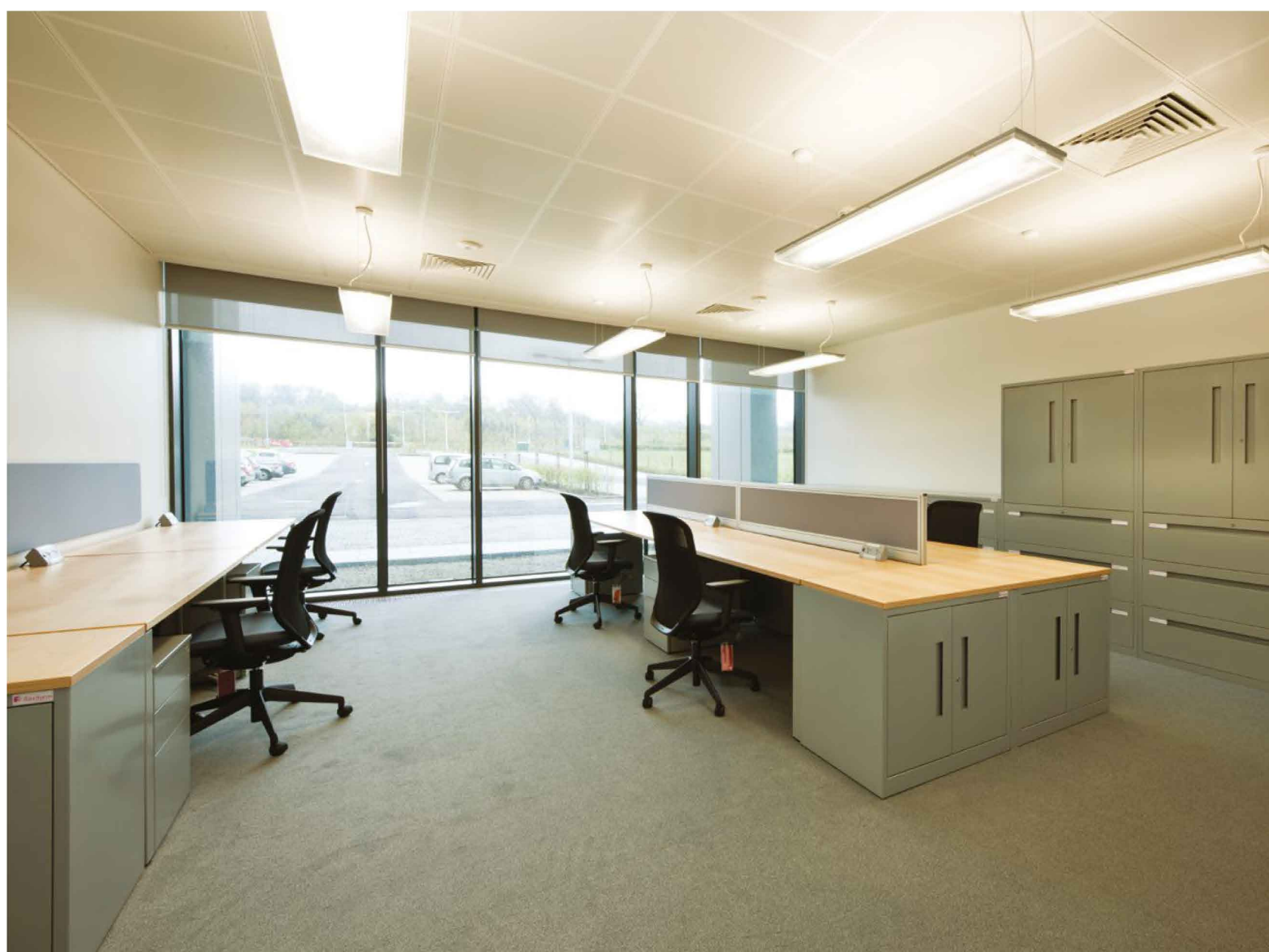
- Individual office suites from 143 sq ft to 342 sq ft, which can be combined
- Grade A fit-out, including raised access floors & comfort cooling
- Furnished with desks, chairs and storage cabinets
- Completely separate & secure from lab and public areas

BOTH

- Call handling service available
- Broadband Connection
- 1 car parking space per suite

ENERGY PERFORMANCE CERTIFICATE (EPC)

- The BioIncubator benefits from an EPC rating of 'B'
- The 'Shell and Core' upper floors benefit from an EPC rating of 'B+'





BIOINCUBATOR FLOOR PLAN: GROUND FLOOR 13,365 sq ft (1,242 sq m)



Incubator areas					
Laboratory	Sq m (GIA)	Sq ft (GIA)	Offices	Sq m (GIA)	Sq ft (GIA)
1	64.92	699	A	26.31	283
2	59.65	642	B	39.88	429
3	59.65	642	C	26.86	289
4	59.68	642	D	31.04	334
5	56.43	607	E	18.13	195
6	26.56	286	F	15.6	168
7	41.27	444	G	17.58	189
8	41.95	452	H	15.6	168
9	59.75	643	J	15.6	168
10	59.15	637	K	31.88	343
11	51.50	554	L	18.11	195
12	30.16	325	M	31.78	342
13	41.49	447	N	18.71	201
Total	652.15	7,011	O	30.56	329
Shared facilitiesw			P	15.11	163
Meeting room	Room p/person		Q	28.55	307
1	12		R	13.28	143
2	12		S	13.28	143
1+2	Up to 40 (Theatre)		T	13.28	143
3	6		U	13.28	143
4	8		Total	434.42	4,675

For current availability within the BioIncubator please contact the letting agents



FLOOR PLAN: UPPER FLOOR, NOTIONAL SUB-DIVISION Up to 26,564 sq ft (2,468 sq m)



Key

Collaboration Suite Suite 1 Suite 2

Upper floors	Sq m (GIA)	Sq ft (GIA)
1st floor	2,468	26,564
2nd floor	2,388	25,704
Total	4,856	52,268

UPPER FLOOR ACCOMMODATION

The first and second floors are completed to shell and core, allowing occupiers to create bespoke fit-outs to their own requirements in suites from 1,000 sq ft with all the services of the BioQuarter building at their disposal.

The flexibility afforded by the shell and core arrangement, coupled with the ability to tap into existing building services, ensures that Nine appeals to the widest possible cross-section of bio-tech companies, from those seeking a 100% office style layout to organisations running full laboratory operations.

