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)
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.
Welcome to Edinburgh BioQuarter, Europe's fastest-growing academic medical centre. BioQuarter translates medical innovations into better health outcomes for patients in key areas such as regenerative medicine, renal medicine, inflammation and oncology. At BioQuarter, investors, medical researchers and the pharma industry work together to deliver new drugs, diagnostic tools and medical devices for the global healthcare market.

BioQuarter is a joint venture partnership between Scottish Enterprise, Alexandria Real Estate, The University of Edinburgh and NHS Lothian, who are committed to providing the right environment for life sciences company growth and support.

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
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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.

<table>
<thead>
<tr>
<th>Location</th>
<th>By road</th>
<th>By train</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aberdeen</td>
<td>3hrs</td>
<td>2hrs 30m</td>
</tr>
<tr>
<td>Dundee</td>
<td>1hr 30m</td>
<td>1hr 20m</td>
</tr>
<tr>
<td>Glasgow</td>
<td>1hr</td>
<td>50m</td>
</tr>
<tr>
<td>London</td>
<td></td>
<td>4hrs 50m(Kings X)</td>
</tr>
</tbody>
</table>

TRAVEL TIMES FROM EDMUNBICH BIOQUARTER

<table>
<thead>
<tr>
<th>Location</th>
<th>By air (direct flights)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amsterdam</td>
<td>1hr 30m</td>
</tr>
<tr>
<td>London</td>
<td>1hr 30m (Heathrow, Gatwick, City)</td>
</tr>
<tr>
<td>Paris</td>
<td>1hr 50m</td>
</tr>
<tr>
<td>Munich</td>
<td>2hrs 15m</td>
</tr>
<tr>
<td>Stockholm</td>
<td>2hrs 20m</td>
</tr>
<tr>
<td>New York</td>
<td>7hrs 50m</td>
</tr>
</tbody>
</table>
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.
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
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 -80ºC 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

<table>
<thead>
<tr>
<th>Laboratory</th>
<th>Sq m (GIA)</th>
<th>Sq ft (GIA)</th>
<th>Offices</th>
<th>Sq m (GIA)</th>
<th>Sq ft (GIA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>64.92</td>
<td>699</td>
<td>A</td>
<td>26.31</td>
<td>283</td>
</tr>
<tr>
<td>2</td>
<td>59.65</td>
<td>642</td>
<td>B</td>
<td>39.88</td>
<td>429</td>
</tr>
<tr>
<td>3</td>
<td>59.65</td>
<td>642</td>
<td>C</td>
<td>26.86</td>
<td>289</td>
</tr>
<tr>
<td>4</td>
<td>59.68</td>
<td>642</td>
<td>D</td>
<td>31.04</td>
<td>334</td>
</tr>
<tr>
<td>5</td>
<td>56.43</td>
<td>607</td>
<td>E</td>
<td>18.13</td>
<td>195</td>
</tr>
<tr>
<td>6</td>
<td>26.56</td>
<td>286</td>
<td>F</td>
<td>15.6</td>
<td>168</td>
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<tr>
<td>7</td>
<td>41.27</td>
<td>444</td>
<td>G</td>
<td>17.58</td>
<td>189</td>
</tr>
<tr>
<td>8</td>
<td>41.95</td>
<td>452</td>
<td>H</td>
<td>15.6</td>
<td>168</td>
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<tr>
<td>9</td>
<td>59.75</td>
<td>643</td>
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<td>15.6</td>
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<tr>
<td>10</td>
<td>59.15</td>
<td>637</td>
<td>K</td>
<td>31.88</td>
<td>343</td>
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<tr>
<td>11</td>
<td>51.50</td>
<td>554</td>
<td>L</td>
<td>18.11</td>
<td>195</td>
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<tr>
<td>12</td>
<td>30.16</td>
<td>325</td>
<td>M</td>
<td>31.78</td>
<td>342</td>
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<tr>
<td>13</td>
<td>41.49</td>
<td>447</td>
<td>N</td>
<td>18.71</td>
<td>201</td>
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<tr>
<td>Total</td>
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<td>7,011</td>
<td>O</td>
<td>30.56</td>
<td>329</td>
</tr>
</tbody>
</table>

Shared facilities

<table>
<thead>
<tr>
<th>Meeting room</th>
<th>Room p/person</th>
<th>Q</th>
<th>28.55</th>
<th>307</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12</td>
<td>R</td>
<td>13.28</td>
<td>143</td>
</tr>
<tr>
<td>2</td>
<td>12</td>
<td>S</td>
<td>13.28</td>
<td>143</td>
</tr>
<tr>
<td>1+2</td>
<td>Up to 40 (Theatre)</td>
<td>T</td>
<td>13.28</td>
<td>143</td>
</tr>
<tr>
<td>3</td>
<td>6</td>
<td>U</td>
<td>13.28</td>
<td>143</td>
</tr>
</tbody>
</table>

For current availability within the BioIncubator please contact the letting agents
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.

What could you do with this space?

### Floor Plan: Upper Floor, Notional Sub-Division

Up to 26,564 sq ft (2,468 sq m)

<table>
<thead>
<tr>
<th>Key</th>
<th>Collaboration Suite</th>
<th>Suite 1</th>
<th>Suite 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper floors</td>
<td>Sq m (GIA)</td>
<td>Sq ft (GIA)</td>
<td></td>
</tr>
<tr>
<td>1st floor</td>
<td>2,468</td>
<td>26,564</td>
<td></td>
</tr>
<tr>
<td>2nd floor</td>
<td>2,388</td>
<td>25,704</td>
<td></td>
</tr>
<tr>
<td>Total</td>
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UPPER FLOOR ACCOMMODATION

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### Floor Plan: Upper Floor, Notional Sub-Division

**Upper floors**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq m (GIA)</th>
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<td><strong>Total</strong></td>
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</tbody>
</table>

**Key**

- Collaboration Suite
- Suite 1
- Suite 2
LEASING AND TENANCIES

LEASE TERMS
The ground floor bio-incubator units are available for immediate occupation on an inclusive rental and service charge package with flexible ‘easy in, easy out’ arrangements. The upper floors are available on more traditional lease arrangements.

Details for both floors are available from the letting agents.

VIRTUAL TENANCY
To encourage the growth of very early stage companies, we can offer Virtual Tenancies. This arrangement minimises costs of occupation for newly-formed life science companies but provides:

- Use of Nine the BioQuarter as a prestigious mailing address
- A telephone answering service
- Access to desk space in a shared office
- Meeting room use during the virtual tenancy period at an hourly rate
- Access to printers, fax machine and WiFi at commercial rates

Further information regarding virtual tenancy arrangements is available from the letting agents.

ENTRY
Entry will be granted to companies on completion of the legal documentation.

BUSINESS SUPPORT
Scottish Enterprise can provide tailored business support to occupiers including:

- Liaison for building management and technical issues
- Point of access for all BioQuarter services, including imaging, clinical trials and consultancy arrangements with researchers at the University of Edinburgh and NHS Lothian
- Facilitating contact with BioQuarter businesses and our partners
- Support for business development

GRANT ASSISTANCE
The BioQuarter is designated as a Tier Three area by the European Union, meaning that small and medium enterprises (SMEs) are eligible for up to 20% support for new hires under the Regional Selective Assistance (RSA) scheme.

Edinburgh BioQuarter was also given Enterprise Area status by the Scottish Government in March 2012, a status which confers further benefits on companies locating at Nine.

For more information regarding either RSA or Enterprise Area status, please contact the letting agents or Scottish Enterprise.

CONTACTS

www.edinburghbioquarter.com/nine/

PROPERTY ENQUIRIES
Please contact either of our agent representatives in the first instance

DTZ
James Thomson
Email: james.thomson@dtz.com
Tel: +44 (0)131 222 4545

Peter Fraser
Email: peter.fraser@dtz.com
Tel: +44 (0)131 222 4521

CBRE
Allan Matthews
Email: allan.matthews@cbre.com
Tel: +44 (0)131 243 4156

Stewart Taylor
Email: stewart.taylor@cbre.com
Tel: +44 (0)131 243 4180

COMPANY SUPPORT
Scottish Enterprise
Lindsay Methven
Email: lindsay.methven@scotent.co.uk
Tel: +44 (0)131 313 6253 or +44 (0)131 313 4000 (Switchboard)

GLOBAL ENQUIRIES
Scottish Development International
Email: investment@scotent.co.uk Tel: +44 (0)141 228 2828

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