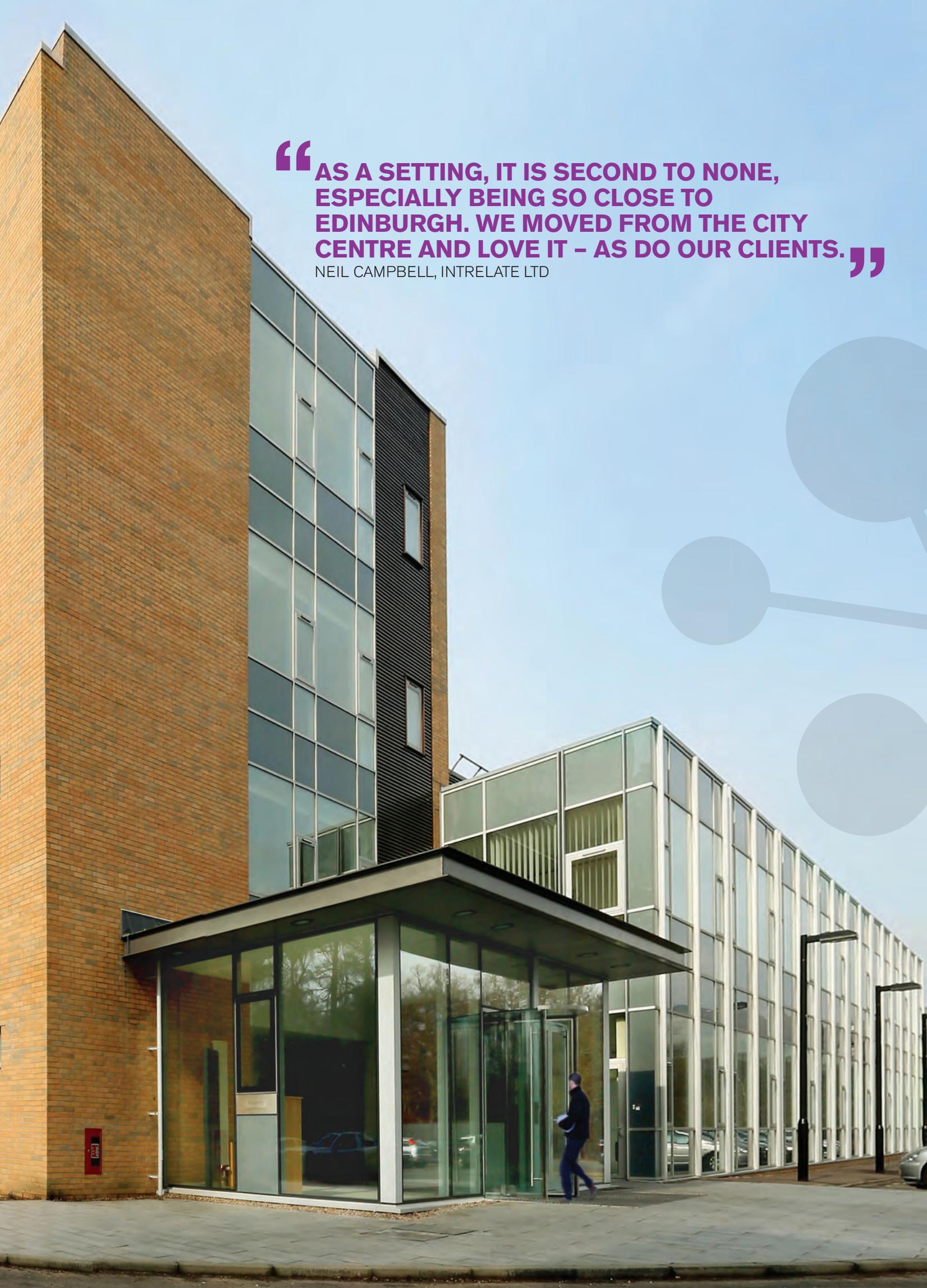


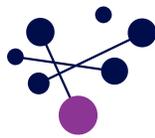
**WELCOME TO  
NATURALLY  
INSPIRATIONAL  
SETTINGS**





**“ AS A SETTING, IT IS SECOND TO NONE,  
ESPECIALLY BEING SO CLOSE TO  
EDINBURGH. WE MOVED FROM THE CITY  
CENTRE AND LOVE IT - AS DO OUR CLIENTS. ”**

NEIL CAMPBELL, INTRELATE LTD



**EDINBURGH  
TECHNOPOLE**  
Edinburgh

# WELCOME TO NATURALLY INSPIRATIONAL SETTINGS

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**Edinburgh Technopole is a unique business park, specifically designed to offer the flexibility required by dynamic companies.**

Set amongst 126 acres of mature parkland just eight miles south of the city centre, Edinburgh Technopole offers a wealth of flexible office and product development space with generous parking provision and excellent transport links.

Nothing inspires more than the success of others! For centuries, Scotland's capital has been a hub for business and innovation.

The University of Edinburgh, one of the world's foremost research and teaching universities, underpins this important cluster, alongside dynamic leading international organisations, such as the Roslin Institute, the Moredun Institute, Pentlands Science Park, The Royal (Dick) School of Veterinary Studies (Dick Vet), and SRUC.

Edinburgh Technopole together with six other like-minded science parks in the area together make up the Edinburgh Science Triangle, a unique collaboration of science, research and technology parks, brought together by leadership from City of Edinburgh and Midlothian Councils. It is this concentration of intellect and innovation, with more than 2000 staff and approximately 100 companies that make it the most enterprising area in Scotland.

Edinburgh Technopole is part of the Business Environments for Science and Technology (BEST) Network. BEST Network accommodates a vibrant, inspiring and productive community of forward-thinkers.

Edinburgh Technopole is a member of the UK Science Park Association (UKSPA) and the Edinburgh Science Triangle.



The Fleming Building

# SERVICES AND SUPPORT IN NATURALLY INSPIRATIONAL SETTINGS



**Edinburgh Technopole is master-planned as a very low density development within a mature parkland setting. The landscaping of the original country estate has been preserved, to produce a tranquil and attractive working environment.**

**In addition to the ongoing programme of development, there is a wide range of opportunities for specific buildings to be tailored to your requirements.**

**Edinburgh Technopole has been designed to address all of the practical touches which ensure that your business day runs smoothly. This approach provides a support network in an environment which is perfect for creative interaction between companies.**

## ON-SITE AMENITIES

Edinburgh Technopole promotes sharing resources, exchanging ideas and challenging boundaries. It aims to unearth alternative approaches and encourage innovative new thinking to take root, grow and flourish.

- Access to University of Edinburgh resources
- Access to Pentlands Science Park facilities including refectory, lecture theatre and library
- Central amenities based in Bush House
- High speed broadband
- Facilities management packages available
- Grant funding available
- On-site park manager providing immediate solution to problems
- Innovative car sharing scheme
- Business and social networking events
- Key local services identified
- On-site conference and meeting room facilities
- A fully managed landscaped environment
- CCTV and security patrols

## **Bush House provides a centre with amenities for the park:**

- Small office suites
- Meeting rooms for hire
- Park manager's office
- Conference facilities

## PERSONAL SUPPORT SERVICES

We have identified and selected numerous local suppliers who understand the unique environment on the park and can provide high quality services and cater for many of your needs:

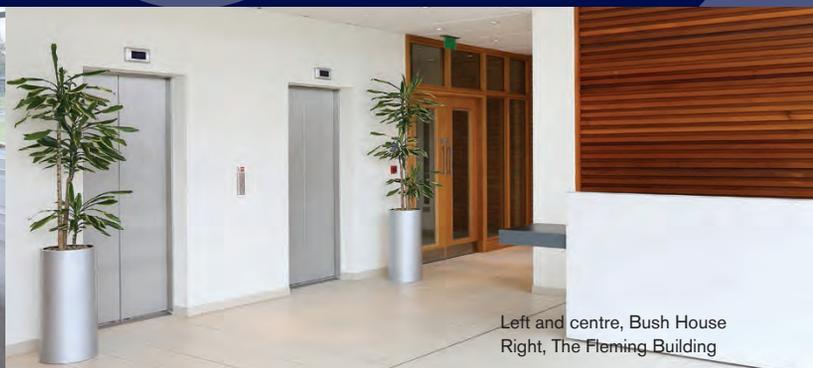
- Catering and sandwich deliveries
- Reprographics
- Recycling
- Dry cleaning collection and delivery
- Stationery
- Internal plant displays, flower displays, personal flowers and gifts
- Taxi services
- Courier services

We continue to develop the park services and constantly monitor our own performance and that of our suppliers to ensure good value.

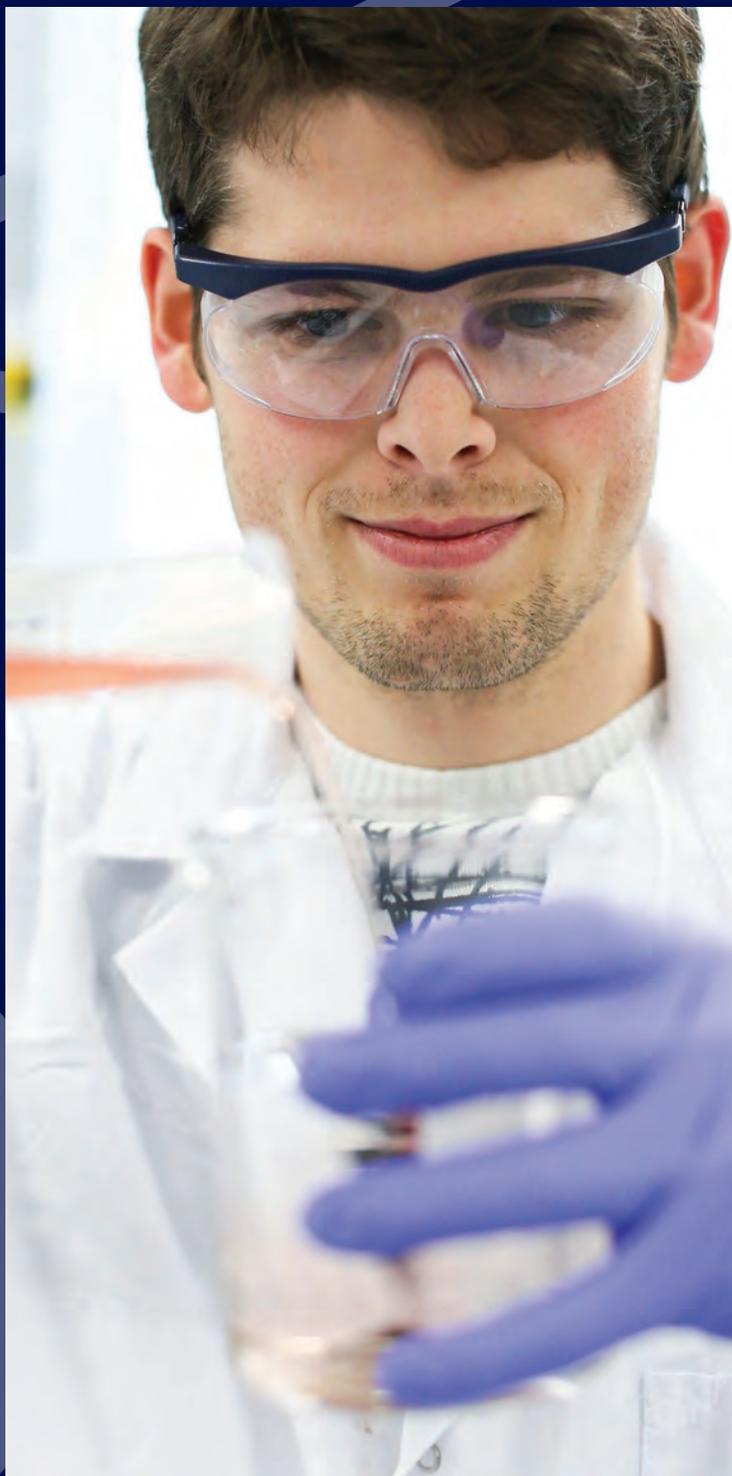
## EDINBURGH TECHNOPOLE HAS ALREADY ATTRACTED TENANTS SUCH AS ...

- IndigoVison
- Xilinx
- Biobest Laboratories
- Solid Form Solutions
- INC Research
- APEM
- Covidien





Left and centre, Bush House  
Right, The Fleming Building



“ THE FRIENDLY  
MANAGEMENT OF THE  
PARK IS EXCELLENT AND  
THE FABULOUS LOOKING  
GROUNDS AND BUILDINGS  
ARE A TESTAMENT  
TO THIS. ”

JULIE SCOTT,  
SOLID FORM SOLUTIONS

# THE FLEMING BUILDING OFFICES AND LABORATORIES



**The Fleming Building provides a striking and flexible approach to the provision of contemporary, high-quality office and laboratory accommodation.**

**Located close to the entrance to Edinburgh Technopole, the building occupies a self-contained site in a mature woodland campus setting, with 95 on-site car parking spaces.**

**The design provides a high level of natural daylight to produce bright open plan offices with a flexible internal layout. Space is available from 2,000 to 21,507 sq ft (186 to 1,998 m<sup>2</sup>). Suites can potentially be subdivided to meet all requirements**

## **SPECIFICATION**

The building provides maximum scope for occupiers to consider a variety of space-planning and fit-out configurations.

- Full access raised floor (100mm clear void)
- Suspended ceilings
- LG7 Category 2 lighting
- 2.7m clear floor to ceiling height
- Flexible heating and ventilation systems
- Glazed curtain walling with feature red cedar timber cladding and facing brick exterior
- Reception area and service core incorporating porcelain floor tiles, glass revolving door and feature down-lighting
- Two 12-person lifts to all floors and plant areas
- Male, female, disabled WCs and showers on each floor
- Ventilation/supply options to suit specific applications
- Extensive tenant plant areas
- Specific laboratory requirements can be met

## **LEASE TERMS**

The Fleming Building is available to let on a full repairing and insuring basis.

Full details of lease and rental terms are available on application to the letting team.

## **GRANT FUNDING**

Grants may be available from the local authority or Scottish Enterprise.

Contact the letting team for further information.

The Fleming Building





“ EDINBURGH TECHNOPOLE HAS TICKED EVERY BOX FOR OUR BUSINESS AND I WOULD HIGHLY RECOMMEND THIS LOCATION TO ANYONE LOOKING TO LOCATE THEIR BUSINESS. ”

JULIE SCOTT,  
SOLID FORM SOLUTIONS

## CHARLES DARWIN HOUSE EVOLVE YOUR ENVIRONMENT

A high quality building of 32,280 sq ft (2,999 m<sup>2</sup>). It comprises an open plan office developed over three storeys set in a self-contained site with private car parking. The design provides a high level of natural daylight to produce bright open plan offices with a flexible internal layout.

### SPECIFICATION

The building provides maximum scope for occupiers to consider a variety of space-planning and fit out configurations. The specification includes:

- Attractive brick and stone facades
- Ample riser and plant space
- WC facilities on each floor
- Good quality finishes throughout
- Full access raised floor (100mm clear void)
- Suspended ceilings
- LG3 category 2 lighting
- 2.7m clear floor to ceiling height
- Flexible heating and ventilation systems
- Lift access

Charles Darwin House



# THE TECHNOPOLE CENTRE TAILORED FOR SMALLER OCCUPIERS

The Technopole Centre occupies a prominent position at the entrance to Edinburgh Technopole and is an attractive three storey office building of 9,254 sq ft (860 m<sup>2</sup>).

Tailored for smaller occupiers, the Technopole Centre provides open plan accommodation available in a number of different sized suites, from 200 sq ft (20.5 m<sup>2</sup>).

#### SPECIFICATION INCLUDES:

- Category 2 lighting
- Gas fired central heating
- Suspended ceilings
- Perimeter trunking
- Existing fitout in some suites
- WCs and tea preparation facilities throughout
- Generous car parking provision

#### LEASES

Suites within The Technopole Centre are available to let on a full repairing and insuring basis on flexible lease terms from 12 months.

#### GRANT FUNDING

Grants may be available from the local authority or Scottish Enterprise.

Please ask the letting team for further information.



“INDIGOVISION HAS BEEN HERE SINCE 1997, EXPANDING QUICKLY AND MOVING TO CHARLES DARWIN HOUSE IN 2003. ...WE KNOW FIRSTHAND THAT IT'S A GREAT PLACE FROM WHICH TO RUN BOTH A GLOBALLY RESPECTED COMPANY AND A SMALLER, AMBITIOUS COMPANY.”

INDIGOVISION,  
CHARLES DARWIN HOUSE



Bush House



The Cottages

## BUSH HOUSE ESTABLISH A BASE

**Bush House caters for companies of various sizes, including those wishing to establish a base ahead of more substantial development at Edinburgh Technopole. Suites within the building are available on all-inclusive rental packages, and space can be occupied for periods as short as three months, followed by flexible occupancy options.**

In total, Bush House provides 5,599 sq ft (520 m<sup>2</sup>) of flexible office space, with rooms ranging from 150 to over 600 sq ft (14 to 47 m<sup>2</sup>).

Occupiers can also buy additional services on a 'pay as you go' basis from a menu of options.

These optional services include the hire of meeting rooms, catering and switchboard services.

Bush House offers high quality meeting and conference rooms to accommodate up to 100 people, with catering facilities available on request

### SPECIFICATION INCLUDES:

- Fully furnished offices ready for immediate occupation
- Broadband internet access
- Manned reception with occupier directory
- Conferencing and meeting room facilities
- 24 hour service desk
- Secure environment with 24 hour access
- Shower and changing facilities
- Car parking at one space per workstation
- Storage
- Catering on request

### LEASE TERMS

Accommodation in Bush House is offered at a fixed price including rent, power, heating, cleaning, reception, telephone infrastructure, broadband internet connection and 24-hour service centre.



## THE COTTAGES OFFICE SUITES

**The Cottages provide flexible, self contained, traditional office accommodation in a wide range of room sizes. Ground and first floor suites are available from 213 sq ft (19.8 m<sup>2</sup>), fully refurbished and ready for immediate occupation.**

### SPECIFICATION

- Gas and electric heating
- Perimeter trunking
- WCs and tea preparation facilities throughout
- Fully redecorated
- Generous car parking provision

### LEASES

Suites within The Cottages are available to let on flexible lease terms from 12 months.

### GRANT FUNDING

Grants may be available from the local authority or Scottish Enterprise.

Please ask the letting team for further information.



# EASTER BUSH RESEARCH CONSORTIUM WORLD-CLASS RESEARCH CLUSTER

**Scotland is a global leader in animal bioscience and arguably has the largest concentration of animal science related expertise anywhere in Europe. To harness this exceptional level of experience and intellect a cluster of leading organisations have come together to form the Easter Bush Research Consortium.**

The consortium undertakes basic and translational science to tackle pressing issues in animal genetics and genomics, development, health and welfare and their implications for human health. This is truly collaborative and involves: Edinburgh University, the Roslin Institute, the Moredun Institute, Scotland's Rural College (SRUC) and the Royal (Dick) School of Veterinary Studies.

Edinburgh University has made significant investment over the last three years in building new facilities for the new Roslin Institute, the Royal (Dick) School of Veterinary Studies, the Animal Cancer Care Centre and the National Avian Research Facility (NARF), in all £107 million pounds has been spent. Edinburgh Technopole can accommodate up to a further 500,000 sq ft of built space and this can be tailored to suit occupiers' specific requirements.





# WORK-LIFE BALANCE IN NATURALLY INSPIRATIONAL SETTINGS



Edinburgh City Centre

**A living past, exceptional urban amenities and a cultured, contemporary world view, shape Edinburgh City Region.**

**Edinburgh was recently voted 'Best UK City' 2012 for the 13th year in a row by Guardian and Observer readers. The quality of life in the city region is endorsed by its residents who registered a 92% satisfaction rate, the highest of any city surveyed in a recent MORI poll.**

**Edinburgh's Old and New Towns collectively form a UNESCO World Heritage site.**

Every August, Edinburgh hosts the biggest arts festival in the world, providing the impetus to sustain the cultural energy of the city region throughout the year. International sporting events and seasonal festivals ensure that there is always something entertaining happening. Irresistible shopping and a wide range of pubs and bars, cafes and restaurants reflect its sociable way of life.

Live, work and play amongst a wealth of scenic beauty, where the vision of the city's architects complements the spectacular volcanic backdrop. Edinburgh has 112 public parks and more trees per person than any other British city.

You can go running in the park or mountain biking in the Pentland Hills, unwind with a woodland walk or sit in the landscaped gardens and savour the breathtaking views. There is ample opportunity to exercise both mind and body at Edinburgh Technopole.



The Pentland Hills



Rosslyn Chapel, The Apprentice Pillar



# GETTING TO EDINBURGH TECHNOPOLE

Management Suite  
Bush House  
Edinburgh Technopole  
Milton Bridge  
Nr. Penicuik  
EH26 0BB

Tel: +44 (0) 0131 445 8600

Email: [judith.sanderson@dtzms.com](mailto:judith.sanderson@dtzms.com)

[edinburghtechnopole.co.uk](http://edinburghtechnopole.co.uk)

**Edinburgh Technopole is well situated for travel to and from all areas of the capital and beyond. Located off the A702, the city bypass is just five minutes away and provides quick access to the city centre (7.6 miles / 12.2 km). Edinburgh Airport is also within easy reach, with direct flights to many UK, European and worldwide destinations.**

## BY ROAD

Directions from the A720 Edinburgh City Bypass

### If travelling westbound:

Turn off at the Straiton Junction, sign posted for the A701.

Follow the A701 south east for 2.4 miles, passing through 5 roundabouts.

After 2.4 miles there is a large roundabout (Gowkley Moss).

Turn (right) west off of the A701 and into Bush Loan at this roundabout.

Go straight ahead at the small roundabout

Edinburgh Technopole is then the first opening on the left.

### If travelling eastbound:

Turn off at the Lothianburn Junction, sign posted for the A702/A703.

Follow the A702 south east for 2 miles, into the small village of Easter Howgate.

After 2.2 miles there is a turning to your left, sign posted to Pentlands Science Park.

Turn east off of the A702 and into Bush Loan at this junction.

Edinburgh Technopole is then the third opening on your right

## SAT NAV

Please use the postcode EH26 0BB.

## BY BUS

Lothian Buses services 15A, 67 and 47 serve Edinburgh Technopole directly. Services 37, 62/62A and 40 stop at the Easter Bush Campus at Gowkley Moss, approximately a ten-minute walk away.

## BY RAIL

Edinburgh has two mainline rail stations. Waverley is the principal station in the heart of the city centre (8 miles / 12.8 km). Haymarket is a mile or so west of Princes Street (7 miles / 11.4 km). Drivetimes from Edinburgh Technopole are 20 and 15 minutes respectively.

The city is easy to reach by train. Regular services run to the capital from around the country and the East Coast line is the fastest intercity railway in the UK, meaning trains from London to Edinburgh take less than 5 hours.

Edinburgh has excellent rail links to other major cities too. York, Newcastle, Inverness and Aberdeen are all about 2 hours away while Glasgow is just 50 minutes away on the First ScotRail service which leaves Waverley train station every 15 minutes.

ScotRail also operate an overnight service, the Caledonian Sleeper between London (Euston) and Edinburgh every night of the week.

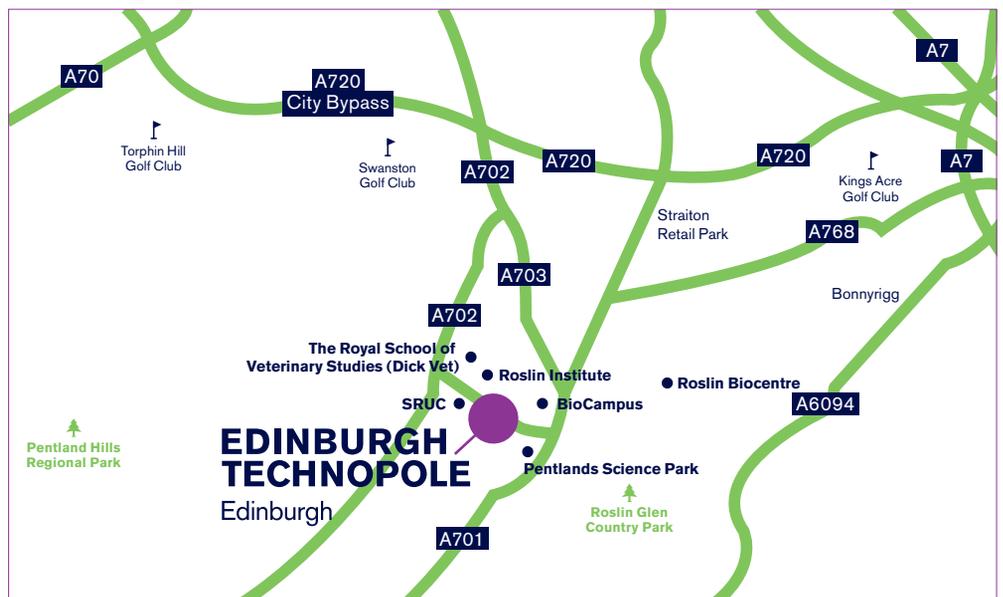
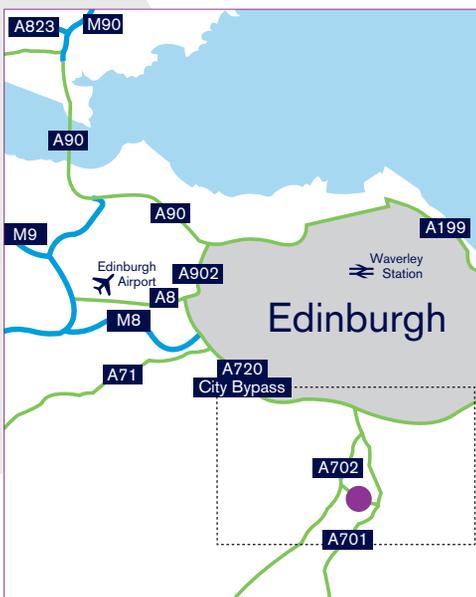
[www.travelinescotland.com](http://www.travelinescotland.com)

## BY AIR

Edinburgh Airport is just 11.7 miles (18.8km) away, a 22 minute car journey). It has flights to over 100 destinations worldwide, including the UK, Europe and USA.

[www.edinburghairport.com](http://www.edinburghairport.com)

Sources: [www.theaa.com](http://www.theaa.com) and [maps.google.co.uk](http://maps.google.co.uk)





**BEST**  
NETWORK

# BUSINESS ENVIRONMENTS FOR SCIENCE AND TECHNOLOGY NETWORK

## Our growing network

Where can you find an innovative landlord offering specialist scientific accommodation at landmark sites across the UK within a thriving network of like-minded individuals and companies?

BEST Network brings together high-growth Business Environments for Science and Technology. It has grown since the first acquisition in 2002 to become the largest privately owned portfolio of science and technology parks in the UK. This expanding portfolio of well-established clusters now spans the length of the UK.

An effective critical mass, active management and the excellence of individual centres are earning us recognition by the science and business communities, academia, investors, inward investment agencies and government at all levels as a valuable partner.

The portfolio has been assembled and is managed by LaSalle Investment Management. LaSalle promises active, committed and flexible management in addition to the strong financial foundations needed to keep pace with your evolving business requirements.

## Not just labs!

But we're not just labs! We have a large selection of office space available: from traditional cellular offices to open plan floor plates; from one-person desks up to large open plan suites. So it's not just scientists that benefit from the campus feel of our unique properties – any business can locate in BEST Network and benefit from the same level of support.

We work hard to achieve 100% customer satisfaction and regularly monitor our performance to ensure high retention rates.

## Flexibility, speed and value for money

BEST Network offers flexibility for tenants to take space from as little as 100 sq ft (9.29m<sup>2</sup>) on easy licence terms to larger suites and bespoke buildings of up to 100,000 sq ft on longer term leases with security of tenure.

Same day move-in is possible for small suites and serviced offices and labs with office furniture and voice/data packages readily available.

Our rental levels are great value for money across the network.

We take a long-term investment view of property and our individual tenants' business plans, understanding that you need flexibility to expand and contract in line with your business cycle.

## Helping you move and grow

We have the resources and track-record to quickly refurbish and redevelop existing facilities, or we can provide a blank canvas and work with you to create new buildings tailored to your exact requirements.

Our experienced onsite teams can assist with the design and installation of customized laboratories on a co-investment basis with you and your bank or venture capitalist.

## Supporting your business

At BEST Network we help you innovate and achieve excellence and commercial success in a wide range of the UK's key sectors, including life sciences, energy, agriculture, food and IT/data. Our sector strengths are constantly evolving.

We can plug you into a proven network of business development professionals to help all stages of your growth via our Launchpad initiative, which we are rolling out across all our network.

This approach is delivered in each centre by our dedicated and expert onsite teams who have specialist experience in supporting the growth of science and technology businesses.

Our grant funding specialists focus on access to Central Government, local authority, LEP and European grant funds.

## Networking and more

You can learn about, network and collaborate with every other organisation within BEST Network (over 250 tenants operating in a wide range of clusters) through an easy-to-navigate intranet and at regular business seminars and onsite events.

Every tenant of BEST Network has a virtual Club Pass to use the facilities of the other locations within the network on a free drop-in basis with temporary use of a desk, meeting rooms and free Wi-Fi.

We actively promote the achievements and business wins of our tenants across the network and wider local and national press, raising the profile of tenants and BEST Network.

## Inspiring working environments

BEST Network offers room to think and space to breathe. We have great working environments with excellent onsite facilities including café/restaurants, gyms, conference facilities, lecture theatres, convenience shops and ample parking.

State of the art equipment and communication systems and intranet linkage of the network and their occupiers are part of a rolling programme of investment in each centre's infrastructure.

Security, safety and environmental compliance are a priority for us.

**For more information, visit [bestnetwork.com](http://bestnetwork.com)**

BIOMEDICAL

SCIENCES

TECHNOLOGY

AGRICULTURE



**EDINBURGH TECHNOPOLE**  
Edinburgh



**HEXAGON TOWER**  
Manchester



**KENT SCIENCE PARK**  
Sittingbourne



**LANGSTONE TECHNOLOGY PARK**  
Havant



**STONELEIGH PARK**  
Warwickshire



**WILTON CENTRE**  
Teesside

## BEST Network offers

- Strategic geographical clusters
- Nationwide specialist facilities and services
- Flexible and supportive management
- University and research community links
- Infrastructure investment
- Development potential
- Best practice in sustainability
- Attractive working environments

Managed by



“ Few businesses work well in isolation. They need support, flexibility and investment from a landlord. Inspiration is vital too and that comes from sharing ideas with other like-minded businesses. Make sure those factors are in place and we'll be able to turn the great ideas coming out of the UK into great business. ”

Andrew Bull, European Director  
LaSalle Investment Management



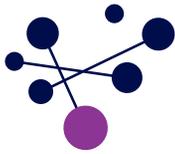
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[bestnetwork.com](http://bestnetwork.com)



**EDINBURGH  
TECHNOPOLE**



# EDINBURGH TECHNOPOLE

Edinburgh



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