

The new business location of choice for companies undertaking strategic, commercial and collaborative research in the Animal and Veterinary Sciences; Agri Tech and One Health industries'

Tenant Value Proposition

Largest concentration of animal science and animal welfare related expertise in Europe

Immediate proximity to world leading, strategic, translational science of:

1. Genetics and Genomics
2. Developmental Biology
3. Infection and Immunity
4. Neurobiology and Behaviour
5. Clinical Sciences and Veterinary Science
6. Agriculture and Environment



Commercial and Collaborative Research opportunities

Part of the University of Edinburgh's College of Medicine and Veterinary Medicine with a long history as one of the best medical institutions in the world and located next to the UK's most powerful and top-ranking for agricultural and veterinary research, (Research Excellence Framework 2014), with world-class treatment and state-of-the-art facilities at:

1. The Roslin Institute - creators of Dolly the Sheep - a world leader in research in livestock genetics, animal health and biotechnology (including Dryden farm with large animal research facilities)
2. Royal (Dick) School of Veterinary Studies - "Home of Veterinary Medicine" and world leader in training the next generation of vets - including Langhill dairy farm for training and research
3. Scotland's Rural College (SRUC) Research Division - dynamic and innovative research focused on rural, environmental and land-based activity
4. Riddell-Swan Veterinary Cancer Centre - Europe's leading Veterinary Oncology Centre
5. National Avian Research Facility - including conventional, transgenic chicken and specific pathogen free facilities
6. Small Animals Hospital, Farm Animal Practice and Equine Hospital - including fully equipped intensive care unit plus dedicated units for exotic animals and wildlife

Brings together the clinical teaching, research and enterprise activities into a vibrant, interactive core at the heart of the innovation and research campus of Easter Bush, which is currently in year 8 of a Campus Master Plan and Vision to 2025. Also home to the:

1. Easter Bush Research Consortium (EBRC) – the largest worldwide group focused on the biology of companion and production animals
2. Industrial collaborative partnerships with Zoetis, Genus and Cobb
3. New Centre for Innovation and Excellence in Livestock (CIEL) which incorporates the large animal research and imaging facility (LARIF)



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4. New Centre for Tropical Livestock Genetics and Health (by way of Gates Foundation grant)
5. New Centre for Health, Welfare and Rehabilitation of Racehorses

Access to Business Services including:

1. Bio imaging/Cell sorting & Flow Cytometry Facility
2. Proteomics Facility and Mass Spectrometry service
3. Biological Research Facility
4. The Centre for Comparative Pathology
5. Edinburgh Genomics
6. The Wellcome Trust Critical Care Laboratory for Large Animals (WTCCLLA); providing clinical and veterinary expertise for large animal research

Support from a Central Services Unit (CSU) providing:

1. Collection of healthcare waste from lab areas
2. Autoclaving of healthcare waste and items for sterilisation
3. Preparation of media/buffers; slides and reagents
4. Distribution of solutions and glassware to central storage areas
5. Lab consumable service and communal weigh room
6. Washing of glassware, freezer management service and racking of tips

Business development and acceleration providing facilitated access to:

1. Heads of the translational science divisions and academic group leaders
2. Edinburgh BioQuarter academic scientists, clinicians, patients and other health professionals plus the University of Edinburgh's College of Science and Engineering, enabling collaborative development of new drugs, diagnostic tools and medical devices
3. A wide network of business professionals; mentors; non-executives and investors
4. Company growth opportunities including adjacent brown field development options

Global operation with a central campus hub co location

A dynamic environment, thinking globally and acting locally, with an industrial collaboration culture focusing on Livestock Improvement, Food Security and One Health, offering:

1. Flexible Office and Laboratory space with shell space option
2. Competitive and affordable 'all-in' cost
3. Open plan accommodation with quick, easy and secure sub-division
4. Equipped to high standard providing bright and airy workstations
5. Full height glazing affording countryside views for 380 people (office) & 285 people (lab)
6. Shared support areas of tissue culture rooms, cold and dark rooms

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7. Full integration within the wider Campus infrastructure with facilitated access to scientific equipment, specialist facilities and business services

Caters for different organisation types:

1. Established companies
2. Multi nationals
3. Strategic partners
4. Spin outs, spin ins and start ups
5. Animal and human health charities

Provides stepped rentals for different tenant types:

1. Incubatee - *company or organisation within its 1st three years of operation and on a short term, 'easy in easy out' occupancy*
2. Anchor - *established company on a longer fixed term occupancy*
3. Partner/Project - *strategic collaborative partnership, joint venture or commercial research programme (non-entity) on either a short, medium or longer term basis*

'All-in' accommodation cost, including an Estates and Buildings Hub providing building services of:

1. Common access to meeting rooms, kitchen areas, showers, changing facilities and toilets
2. Break out space for collaborative working
3. Secure building swipe card access system and Bio Security
4. Health & Safety with University of Edinburgh Biological & Laboratory Safety compliance
5. Cleaning plus ample car parking
6. Heat, light, power and water [from Easter Bush's own Sustainable Energy Centre]
7. Additional charge for internet connection to the University's high speed, high bandwidth JANET data network

Direct access to amenities and services of:

1. Gym, cycle changing & showers & shop
2. Two adjacent cafes – Dolly's and The View
3. 'On-site' nursery, exclusive to Easter Bush users, including tenants
4. Outreach Centre for Public Engagement; including Schools, Students and SMEs
5. Student Services Centre including contemplation room

Location and transport Links:

The Easter Bush campus lies adjacent to the Pentland Hills, 6 miles south of Edinburgh in a semirural location with its very own microclimate and within a designated European Regional Development Zone. The campus has outline planning approval for multiple buildings and development is strongly supported by Midlothian Council, which has adopted an Animal Biosciences policy. Easter Bush is a key node of the Edinburgh Science Triangle, a network of innovation campuses that includes the

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BioQuarter at Little France. With good bus and car links, Edinburgh city centre is 30 minutes away with Edinburgh International Airport being only 20 minutes away.

"... a world capital for livestock health and genetics..."

Bill Gates, Gates Foundation, describing Edinburgh at a Lord speaker Lecture, House of Lords, 10 November 2014

