

SPACE TO LET

LIFE SCIENCES

INNOVATION CENTRE

INVERNESS CAMPUS



EUROPE & SCOTLAND  
European Regional Development Fund  
Investing in a Smart, Sustainable and Inclusive Future



Eòrpa agus Alba  
Maoin Leasachaidh Roinnean na h-Eòrpa  
V'iasgadh ann an Am n' teachd Gleuda, Seasmhach is In-ghabhtha



inverness | làrach  
campus | inbhir nis



Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd 's nan Eilean



**Conveniently located at the entrance to Inverness Campus, the new Life Sciences Innovation Centre provides modern laboratory and office accommodation for life sciences businesses to locate alongside key research departments, post-graduates and pre-commercial businesses of the University of the Highlands and Islands (UHI). The University's Institute of Health Research and Innovation focuses on Disease Management, Smarter Health, and Rural Health and Wellbeing, with a cross-cutting theme Active Health.**

Inverness Campus is a high-quality environment designed to support businesses to work collaboratively with like-minded organisations. Enterprises benefit from close proximity to academic and research organisations like UHI and Scotland's Rural College, and NHS Highland clinicians at the new National Treatment Centre - Highland with its specialisms in orthopaedics and ophthalmology. UHI offer research and innovation services and access to state of the art scientific equipment. Scottish Government's development agency Highlands and Islands Enterprise (HIE) can offer a range of support to grow your business.

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## GROUND FLOOR

HIE BUSINESS UNITS  
UP TO 397M2 PER FLOOR  
AVAILABLE FOR LEASE



UHI Life Sciences research



HIE business suites - offices



HIE business suites - labs



Let



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## FIRST FLOOR

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UP TO 397M2 PER FLOOR  
AVAILABLE FOR LEASE



UHI Life Sciences research



HIE business suites - offices



HIE business suites - labs



Dry laboratory and office options are available for lease.  
Flexible accommodation space starts at 22m<sup>2</sup>.

### KEY FEATURES:

- Energy Performance Rating: A
- Access to UHI research and innovation facilities
- Shared reception
- Collaborative and social space, shared with UHI.
- Gigabit internet – low cost shared service with reserved bandwidth
- Wifi – available throughout building
- Excellent bus links with stop directly outside the building
- Secure cycle storage
- Changing facilities with showers and lockers
- Electric vehicle charging points

### TERMS AND CONDITIONS:

- Three+ year lease on tenant repairing and insuring terms
- Building service charge applicable for upkeep of common areas and services.
- Selected suites available on flexible lease terms with inclusive rentals to respond to your business needs. A 3 year agreement gives security with 6-monthly options to vacate
- VAT applicable on all costs
- Business Rates payable by occupier. All suites applicable for Small Business Bonus Scheme, or the 12 month 'New Start' discount. Both provide up to 100% discount on application to the local authority.
- Each party to meet their own legal fees
- Eligibility criteria applies

**PLEASE ASK FOR A PERSONALISED OFFER DETAILING ALL TERMS**

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## FOR VIEWINGS AND MORE INFORMATION




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Scotland

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## INVERNESS CAMPUS BOASTS EXCELLENT CONNECTIONS

-  Inverness Airport – 15 min drive. Daily connections include Amsterdam, Heathrow and Gatwick.
-  Inverness Railway Station – 2.5km on foot or by bike, or less than 10 minutes by bus or car.
-  Adjacent to A9 and A96 trunk roads providing links to Edinburgh, Glasgow and Aberdeen.



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