AMIDS

Advanced Manufacturing
Innovation District Scotland

Inchinnan Road
Netherton Square
Paisley
PA3 2EF

The Overview

AMIDS

Advanced Manufacturing
Innovation District Scotland

Scotland's home of manufacturing innovation.

Innovation and smart manufacture are at the heart of the joint venture established between Renfrewshire Council and Buccleuch Property. AMIDS aims to establish a world-class high value manufacturing cluster within a campus environment, where organisations are developing and making products to create tomorrow's world and expanding Scotland's exports on a national and global scale.

AMIDS is building on the success of existing academic and research partnerships with CPI, University of Strathclyde, and West College Scotland through its on-site Innovation Centres. World-renowned names are already on site, including **Boeing** and **Thermo Fisher** and the aspiration is to establish knowledge and skill clusters in the regions strong innovation sectors such as electronics and photonics, aerospace & satellite manufacture, precision medicine/ pharmaceutical development, and high value zero emission technologies.

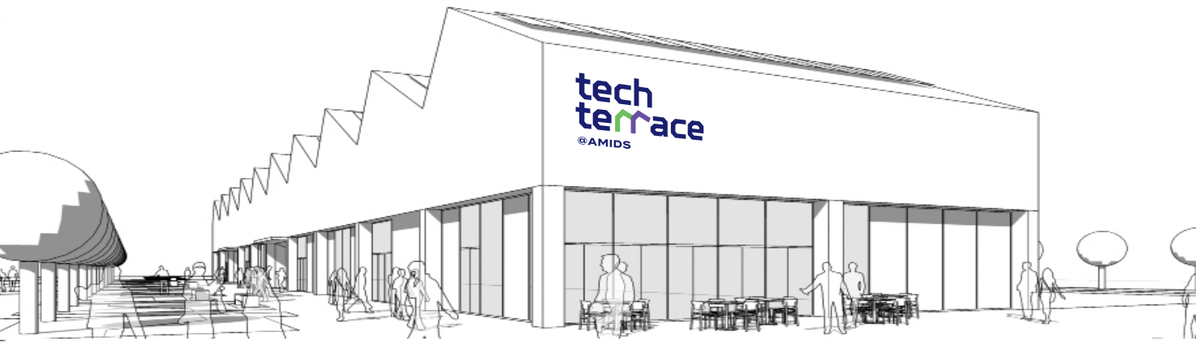
AMIDS is home to the headquarters facility of the National Manufacturing Institute Scotland (NMIS) – a unique collaboration between public, private, and academic institutions across the country.

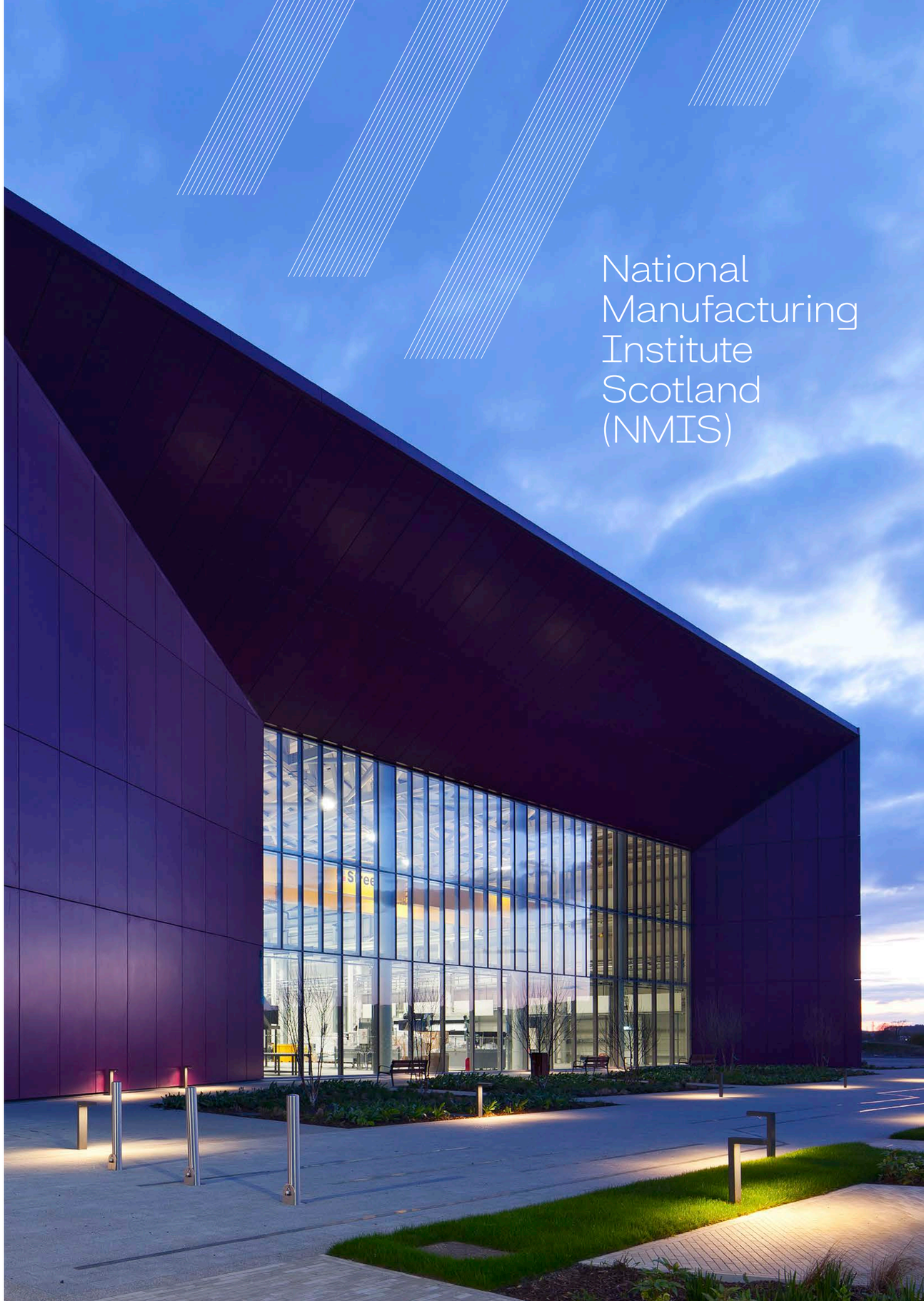
The UK's first Medicines Manufacturing Innovation Centre, operated by CPI, is established next-door bringing the pharmaceutical industry together in another unique collaboration to find innovative new production processes. Construction is also underway for CPI's Oligonucleotide Manufacturing Innovation Centre of Excellence facility which will revolutionise the manufacture of oligonucleotides.

Both form part of the UK's national High Value Manufacturing Catapult network.

Tech Terrace

The establishment of Tech Terrace will see the delivery of units ranging from 200 to 3,200 sq m providing much needed speculative space for spin out organisations and those looking to scale up in a supportive, collaborative, and entrepreneurial environment. Design and build solutions can also be delivered to meet specific property requirements within a planning in principle consent for approximately 75,000 sq m.





Investment Opportunities @AMIDS

AMIDS (Renfrewshire) LLP is a joint venture partnership between Renfrewshire Council and Buccleuch Property to deliver the vision.

The site is fully serviced including the installation of a district heating network and will benefit from a range of surrounding infrastructure programmes improving local connectivity currently being constructed under City Deal funding.

The investment opportunity is now primarily focussed on delivering the commercial aspect of the site. It is estimated that around £150-250 million is required to deliver the full masterplan as a mix of speculative and turnkey phases.

AMIDS will be a world-class environment that fosters collaboration between industry and academia to transform manufacturing processes. Substantial levels of interest across a range of sectors have already been expressed in the site from several occupiers.

To realise the ambition to a net zero future, every level of the development from the ground up is being considered:

- Providing appropriate infrastructure, design guides for buildings and transport routes to the site.
- Delivery of a 5th generation heat network to supply low carbon heat to occupiers makes this the first development of its kind in Scotland.
- New high-quality public realm and green space provides opportunities for healthy, sustainable, active lifestyles and is already being used by those on site and neighbouring districts.

A collaborative project between:

Renfrewshire Council

BUCCLEUCH PROPERTY

Site ownership

Development of 52Ha is controlled by the joint venture. The site is located adjacent to the NMIS and Medicines Manufacturing Innovation Centre buildings and is available for immediate development.

Proposed use/planning

Planning permission in principle has been granted and the joint venture site master planned for approximately 75,000 sq m of Class 4, 5 & 6 development.

Occupiers are to fall within the category of advanced manufacturing and/or research and development.

The project caters for a market with identifiable demand

There is a close working relationship between the joint venture and its surrounding academic and public sector partners. This is primarily driven through a strategic advisory group.

NMIS and Medicines Manufacturing Innovation Centre are already anchoring industry-led research projects under their respective grand challenges. In addition, there are numerous engagements at various stages of progression with named occupiers seeking accommodation across a range of sizes, recognising that the supply and availability of advanced manufacturing space within the locale is restricted.

Research commissioned by AMIDS concludes that the Glasgow City Region has a shortfall in excess of 220,000 sq ft per annum of new manufacturing space to meet current and projected requirements.

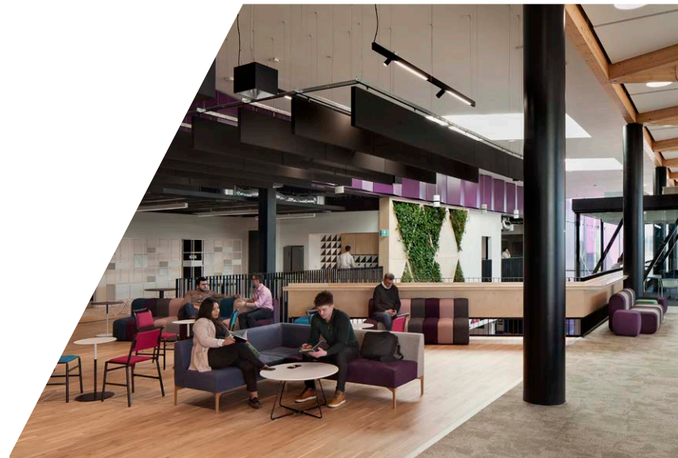
The project offers a potentially acceptable investment return

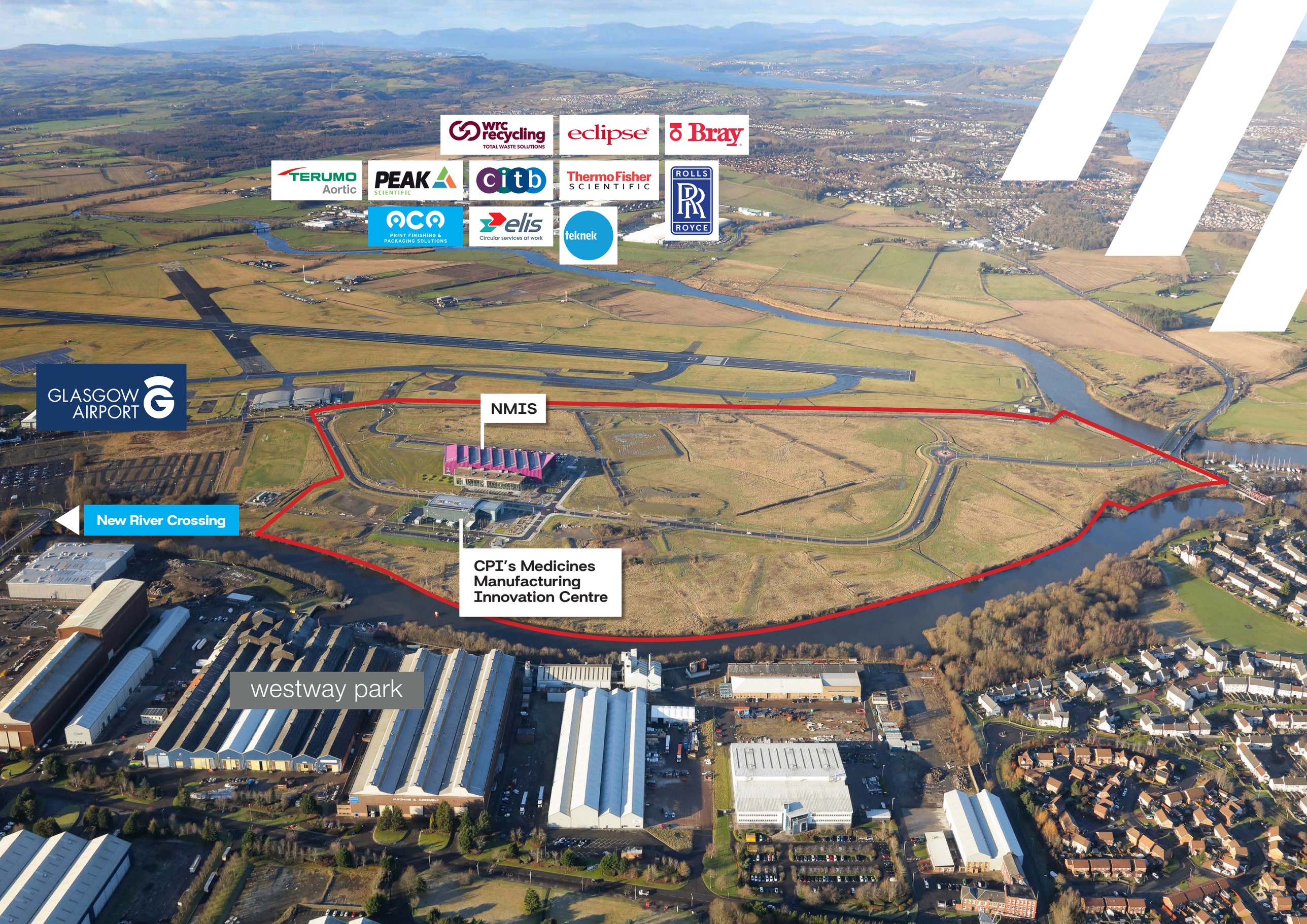
The joint venture contains structured development returns to ensure that there is an acceptable market return to investors.

The project is near market and investor-ready

The masterplan is being updated and site investigations have been instructed to prepare for the first speculative phase. Detailed planning applications for Tech Terrace are expected to be submitted in Summer 2024.

Applications for turnkey developments will be progressed as pre-commitment agreements are secured. Funding opportunities are therefore imminently available.




wrc recycling
TOTAL WASTE SOLUTIONS
eclipse
Bray
TERUMO
Aortic
PEAK
SCIENTIFIC
citb
ThermoFisher
SCIENTIFIC
ROLLS
ROYCE
PRINT FINISHING &
PACKAGING SOLUTIONS
elis
Circular services at work
teknek
GLASGOW
AIRPORT
NMIS
New River Crossing
CPI's Medicines
Manufacturing
Innovation Centre
westway park

Status Update @AMIDS

- The site is operational with both NMIS and CPI in occupation on site.

  The wider infrastructure, roads, utilities, district heat network are complete.

- Detailed plans for Tech Terrance are being completed and site investigations have been instructed to support the final designs for Tech Terrace along with a number of occupier enquiries for stand-alone facilities.

CPI's Medicines Manufacturing Innovation Centre

Quick Facts @AMIDS

Project Value (£):
£150-250 Million

Investment Type:
Development Finance, Operator Investment

Location:
Renfrewshire, Glasgow City Region

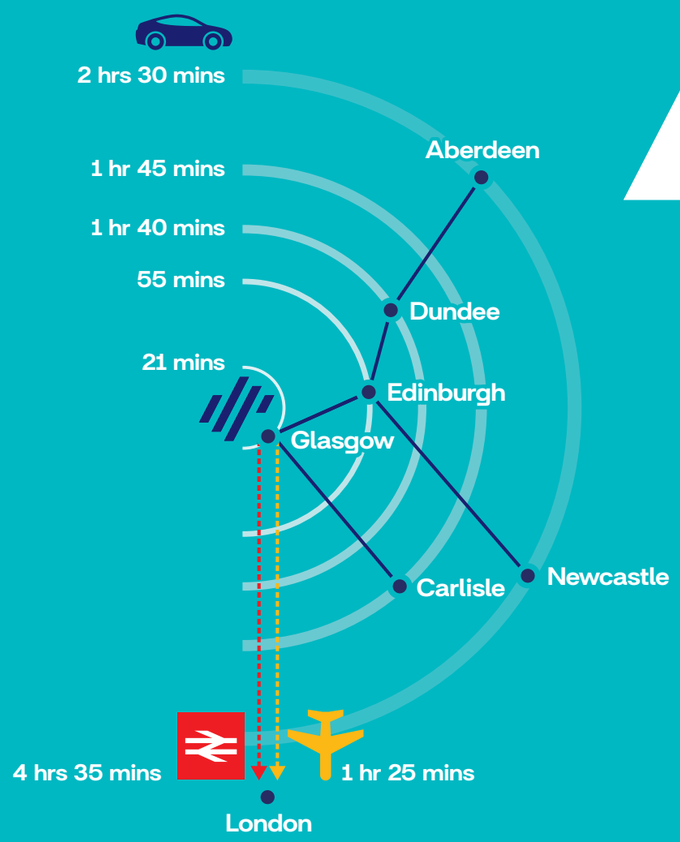
Landowner:
Renfrewshire Council

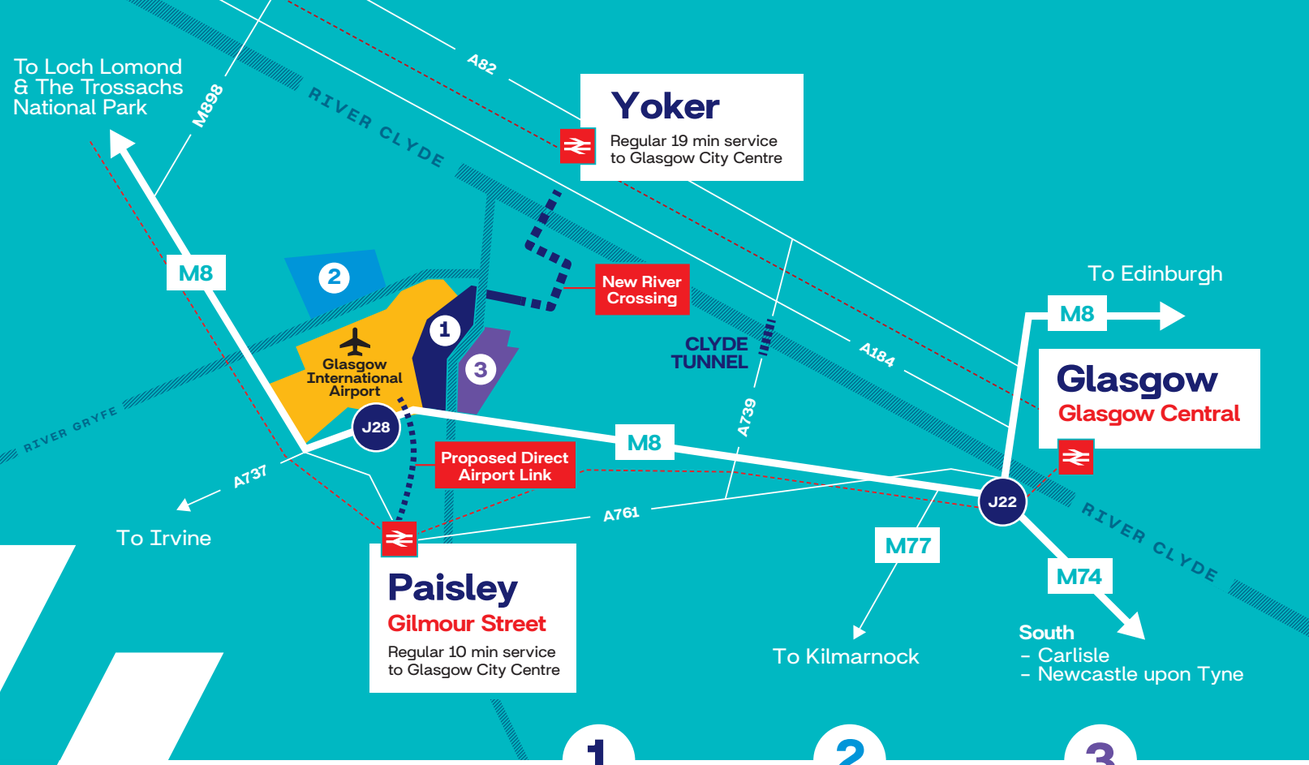
Timescale:
Live

Status:
Operational site with future development at design stage

Connectivity

Travel times





1	2	3
AMIDS	**Inchinnan**	**Westway**
Core Site	Business Park	Business Park

Adjacent to Glasgow International Airport, Scotland's premier long-haul airport, AMIDS opens doors to global opportunities.

30 airlines servicing 120 destinations worldwide.

Conveniently accessed via Junction 28 of the M8 Motorway, AMIDS is located approximately 7 miles to the west of Glasgow City Centre and lies immediately adjacent to Glasgow Airport.

The property is accessed via Abbotsinch Road and Netherton Avenue, which subsequently connects to Sanderling Road which provides a link to the M8 Motorway via Junction 28.

The M8 Motorway is approximately 0.3 miles south of the property and provides direct access to Glasgow and Edinburgh to the east. It links with the M74 Motorway at Junction 22 providing access to Carlisle and the north of England. It also connects to Stirling and Northern Scotland via the M80 at Junction 13.

Glasgow International Airport

30
airlines

120
destinations
worldwide

www.amids.co.uk

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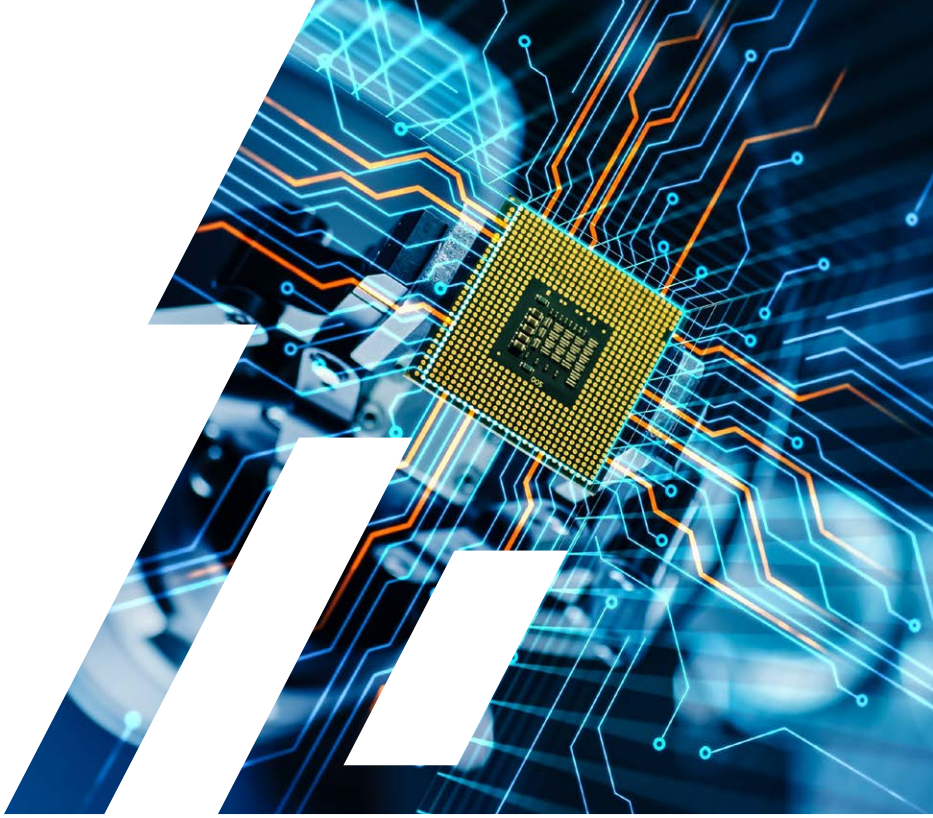

A collaborative project between:

Renfrewshire Council

BUCCLEUCH PROPERTY

Supported by: Commercial & Innovation Advisor:

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