



**40%
LET TO
COHERENT**

West of Scotland Science Park, Glasgow . West of Scotland Science Park, Glasgow

Todd Campus
Acre Road
Glasgow G20 0XA

2,000 – 8,310 sq ft of
flexible, sustainable office
and laboratory space



VIRIDIS

www.wossp.co.uk



West of Scotland Science Park is one of the UK's most significant centres for research and development



Viridis is the Park's latest building, offering 20,450 sq ft of sustainable and flexible office and laboratory space



Set in beautifully landscaped 61-acre site, sustainability is at the core of the park, with biomass heating systems, wind power and other green initiatives providing 'A' rated energy efficiency

Why Viridis?



The science park is home to over 40 technology companies; with particular focus on productivity and innovation in life sciences and health sectors



Glasgow continues to rank as one of Europe's leading cities for attracting overseas investment with particular growth in the TMT sector in recent years



Glasgow is home to five major Higher Education institutions producing 40,000 graduates annually.


ViRIDiS





The Building




**Power upgrade
capacity
pre installed**


**Landlord can
deliver all fit out
requirements**



**Self-contained car
park (58 spaces)
with designated
external plant area**



**Two storey
detached science
park building**



**Suitable for research
and development,
production, testing
or office uses**



**Flexible service voids
accommodate all
grades of laboratory
and clean room
fit out**



**High quality office
accommodation**



**Designed for
occupation by a
single or multiple
companies**



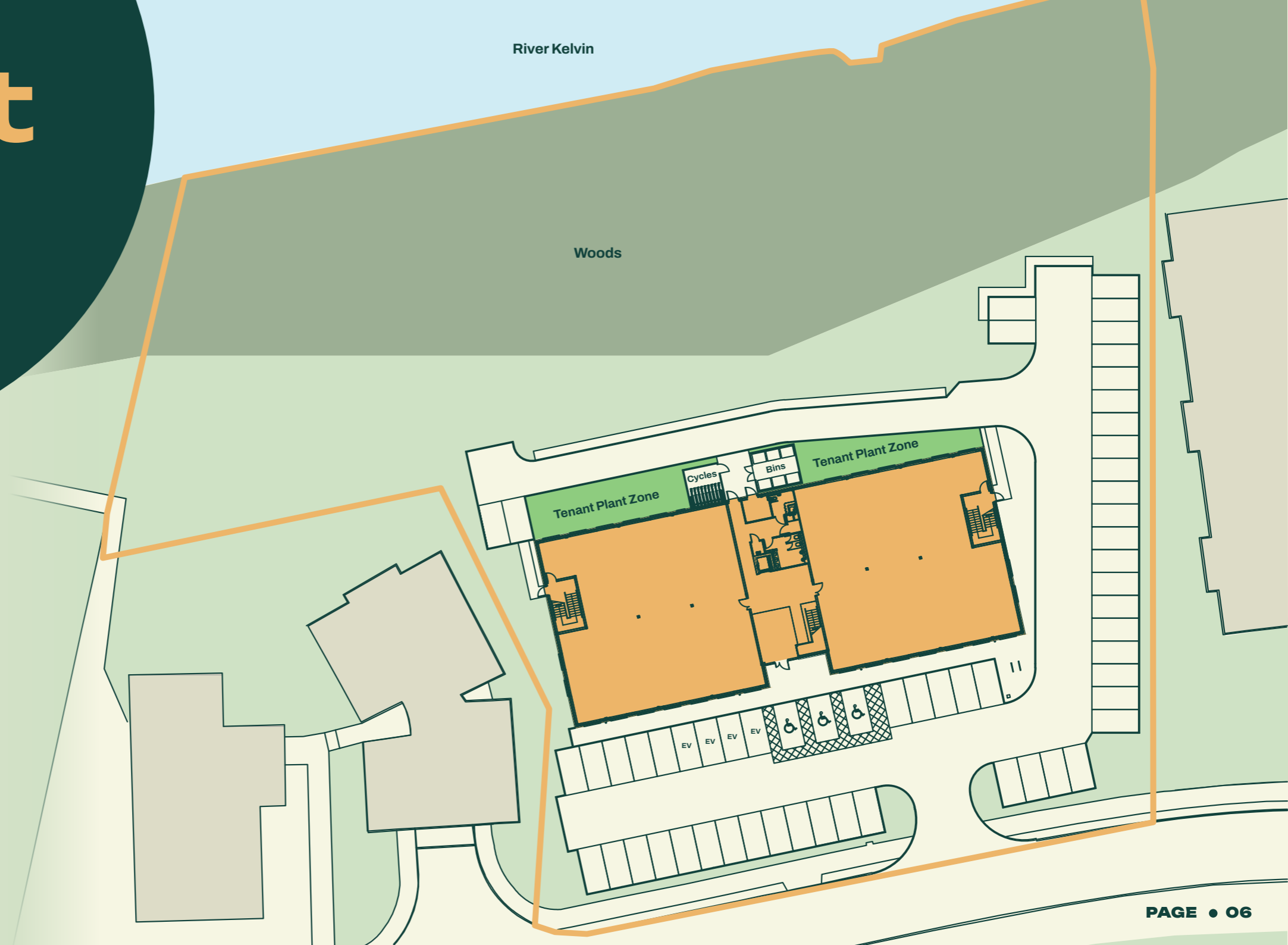
**All electric net
zero carbon
operation with
EPC 'A+'**



**BREEAM 'Excellent'
(1st floor for natural
ventilation and
daylighting)**

Layout

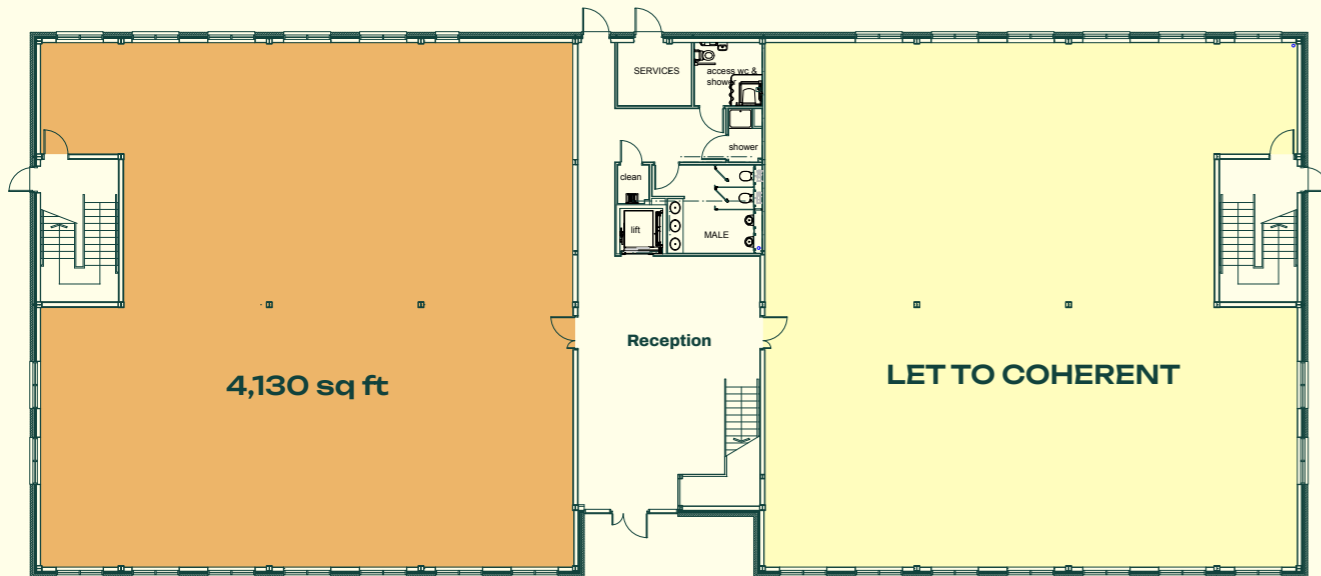
Prominent self contained site, with private parking and plant areas capable of being secured by access barrier, in an attractive open area backing on to woodland and the River Kelvin.



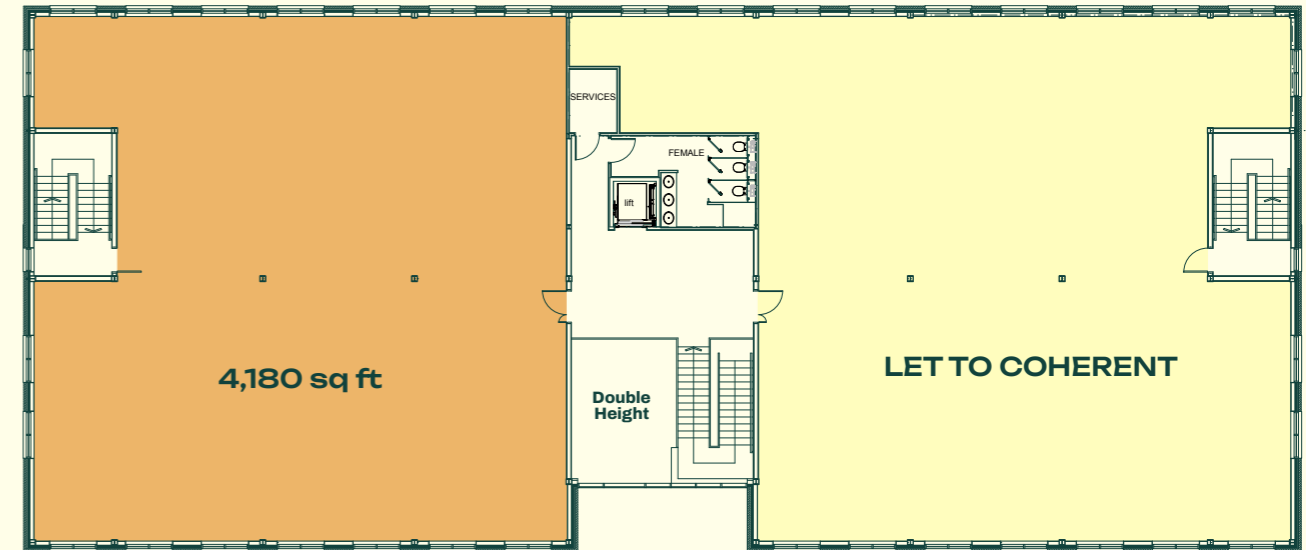
Floor Plans

Availability

Suites are available from 2,000 sq ft or the entire west wing at 8,310 sq ft.

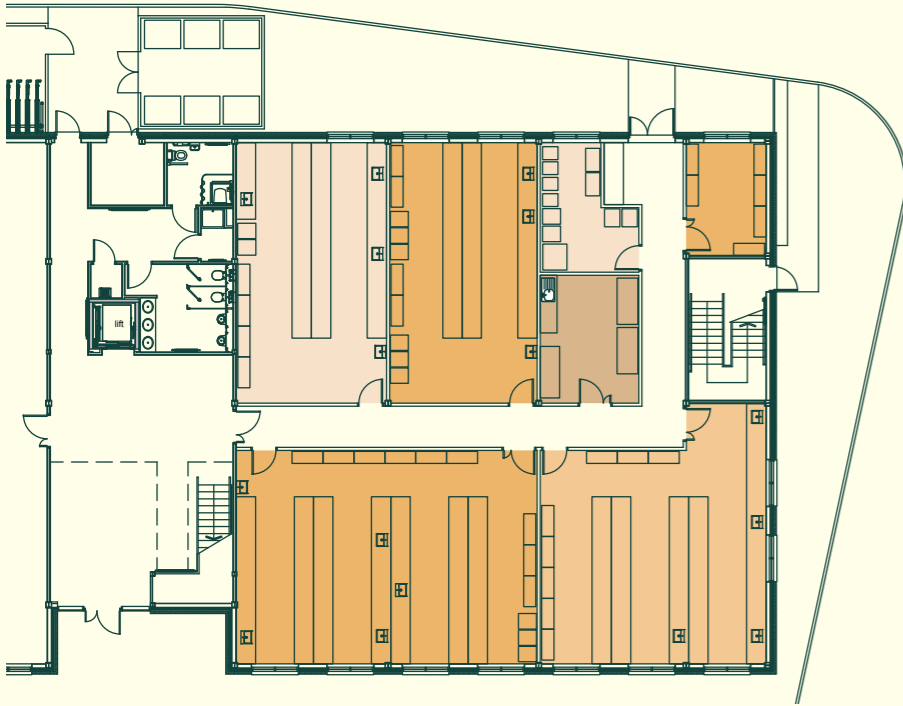


Ground Floor Plan

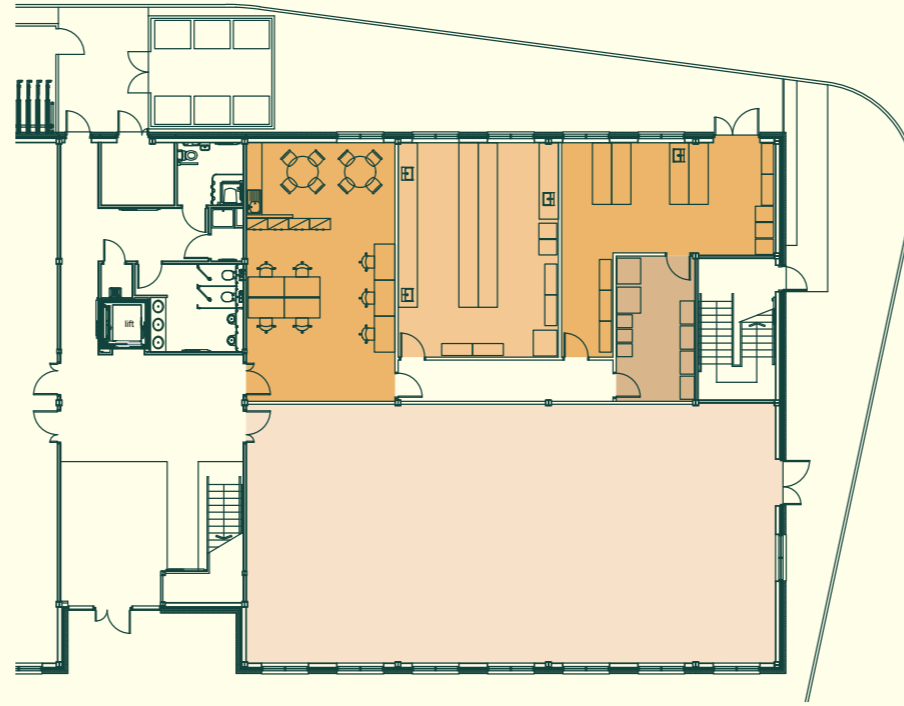


First Floor Plan

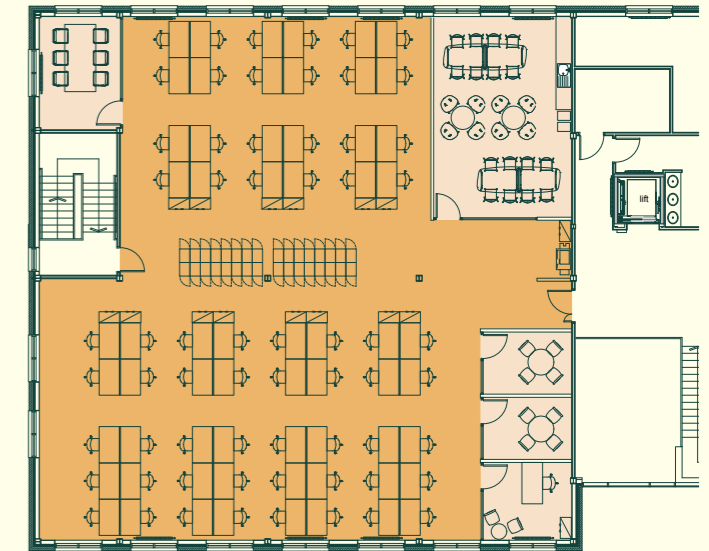
Space Planning



**Ground Floor East
Option 1 - Laboratory**



**Ground Floor East
Option 2 - Office & Laboratory**



First Floor West - Offices

First Floor Finished to Office Cat A



**Ground Floor
Fitted to Shell
and Core,
Ready for
Laboratory
Fit Out**

Specification

Sustainability



- All electric operation with zero combustion on site.
- Net zero carbon operation.
- Designed to achieve EPC 'A+'.
- First floor offices designed to BREEAM 'Excellent' for daylighting, natural ventilation/cooling.
- First floor offices designed to meet CIBSE requirements for natural ventilation and cooling.
- Excellent solar gain/heat loss characteristics (U Values walls at 1.2 and roof at 1.1).
- Solid precast concrete mid floor providing thermal mass for cooling in summer and heat retention in winter.
- Rooftop solar PV array generating 110.86MW hours annually and a maximum output of 119kW.
- Mains wiring set up to ensure on site consumption of the site generated power.
- EV charger profile set up to offer electricity charges at cost (Speyroc bulk rate).
- EV chargers can be configured to suit the billing requirements of the occupier.

External



- Buff brick external walls with feature terracotta rainscreen cladding.
- Composite timber and aluminum double height curtain wall glazing entrance.
- Glazed aluminium external double doors with electromechanical locks.
- Triple glazed UPVC windows with opening lights (U value 1.1).
- Ground floor window sill height set to accommodate lab benching.
- Steel structural frame with columns at 5.7m centres.
- Full vehicular access to service entrance and external 'tenant plant areas' at the rear.
- Sensor operated pole and building mounted LED lighting in the car park.
- Private landscaped car park with 58 spaces (6 EV charging and 3 accessible). Parking ratio 1:350 sq ft.
- Secure storage for 18 cycles.

Internal



- Impressive double height entrance atrium with feature open stair and balcony.
- Striking timber feature finishes and bespoke artwork in reception and communal areas.
- Attractive suspended planters and feature lighting.
- Ground floor labs/offices solid concrete floor slab prepared for tenant fit out.
- First floor offices raised full access floor system (160mm clear void).
- Ground floor with 4.0 metre clear floor to ceiling heights to accommodate lab fit out.
- Plastered painted internal walls with painted timber skirtings and architraves.
- First floor plasterboard ceiling with suspended LED lights.
- Oak veneer solid core internal doors.
- Otis hydraulic 8-person passenger lift with high quality finishes.
- Male, female and accessible toilets with soft oak panels and Corian vanity unit.
- Two showers with changing facilities (one accessible).
- Durable nonslip floor finishes.

Services



- Tenant plant/air handling equipment area to the rear of the building.
- First floor offices and communal areas heated by ground source heat pump.
- Flexible service voids suitable for installation of air conditioning or other services.
- Additional electrical capacity pre-installed to provide up to 200kVA 400v 50HZ TPN to each ground floor suite.
- Ducting provided to install BT or Virgin fibre.
- Surface water drainage attenuated on site before being discharged in River Kelvin.
- Foul water drainage to Scottish Water network.

Speyroc

The West of Scotland Science Park opened in 1983 as a joint initiative between Scottish Enterprise and the Universities of Glasgow and Strathclyde. The original buildings remain in place and have been refurbished and modernised over the years. In addition, fourteen new buildings have been added to the park over the past 40 years to meet the evolving needs of technology companies.

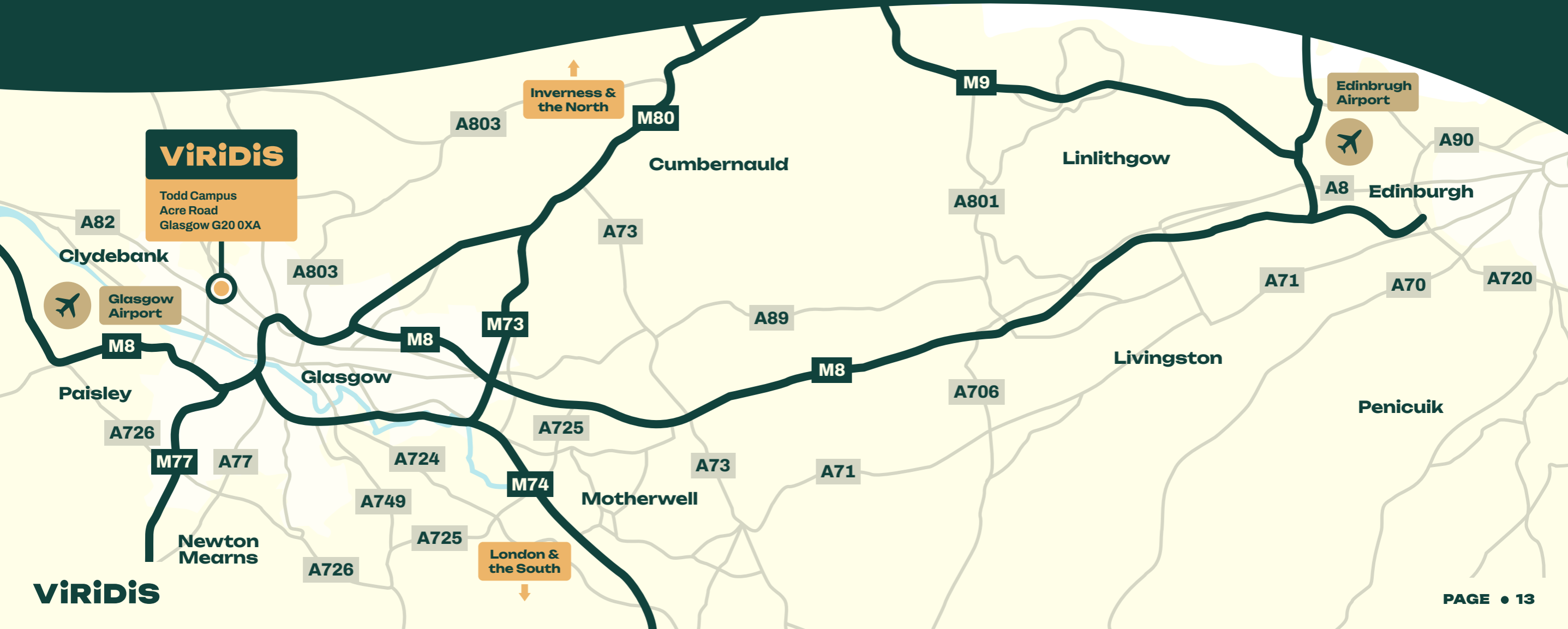
Speyroc, the developer and owner of Viridis, owns and operates the majority of West of Scotland Science Park. They have developed four new buildings and have carried out comprehensive refurbishments to six other buildings over their twenty-year involvement with the park.

Speyroc are based on-site and carry out the day-to-day property management of the park. They are therefore steeped in the history and detail of the park and are easily contactable offering a friendly and accessible service. Speyroc have deep relationships with many of the companies on the park, and with nearby research facilities and public sector bodies promoting technology. They can therefore provide an interface and a resource to leverage the opportunity for occupiers of West of Scotland Science Park.

Speyroc's philosophy is to assist their tenants by supporting their entry and fit-out requirements, creating a community of like-minded companies, making life on the park appealing to footloose talent, and encouraging companies to grow at the park by facilitating movement between buildings as floor space requirements increase.

Location

West of Scotland Science Park is located 3 miles northwest of Glasgow City Centre, on the A81 Maryhill Road near Bearsden, and is readily accessible from the M8 and M80 motorways. It is within 15 minutes' walk of Maryhill train station and also benefits from dedicated bus services.



Connections



Train

Maryhill Train Station

- 0.7 miles from WOSSP (15 mins walk)
- Buses connect directly from WOSSP
- 2 trains per hour directly to Glasgow Queen Street

Glasgow Central & Queen Street Stations

- Respectively 4 and 5 miles from WOSSP (20 mins by car)
- Direct hourly service to London Euston as well as Caledonian Sleeper
- 10 trains per hour to Edinburgh Waverley



Subway

- 15 stations around Glasgow
- Glasgow SPT Zone Cards accepted
- Return and Day tickets available



Bike

Glasgow Cycle Network

- Clyde path goes through the park alongside the River Kelvin
- Links north to Bearsden & Milngavie
- Links south to Hillhead, Finnieston & Glasgow City Centre



Bus

Bus Routes - B10, C10, 17, 60, 60A

- Dedicated bus stop with direct routes to Glasgow City Centre



Plane

Glasgow Airport

- 10 miles from WOSSP (20 mins by car)
- 100+ destinations worldwide
- Direct flights to London, North America, Europe, Asia and the Middle East



Community

Todd Campus

- 01 Thompson Pavilion**
Reprocell, Merk Life Science UK Ltd
- 02 Fleming Pavilion**
CTLS, Intelligent Clinical
- 03 Telford Pavilion**
SB Drug Discovery Ltd
- 04 Technology Terrace**
Sartorius Stedim Biooutsource Ltd, QCMD
- 05 Law House**
Scottish Environment Protection Agency
- 06 Building 1**
Sartorius Stedim Biooutsource Ltd, QCMD
- 07 Building 2**
Merk Life Science UK Ltd
- 08 Building 3**
Alba Ultrasounds Ltd
- 09 Building 4**
Merck Life Science UK Ltd
- 10 Building 5**
Merck Life Science UK Ltd
- 11 The Altum Building**
Merck Life Science UK Ltd
- 12 Building 10**
R-Biopharm Rhone Ltd
- 13 Coherent**
Coherent Scotland Ltd
- 14 Aptuit**
Curia Scotland Ltd

Kelvin Campus

- 01 Reception Building**
Amethyst Research Ltd, Cleanroom Zone Ltd, Assured Micro Ltd, Fw Medical Ltd, SCMG Ltd, Gemsoft7 Ltd, Lognotec Scientific Ltd, Corporate Modelling Ltd
- 02 Venture Building**
Msquared Lasers Ltd
- 03 Block 2**
Nexabiome Ltd
- 04 Block 3**
Polaris Vision Systems EU Ltd, QCMD, Sismic Scotland Limited, Laplace Building Solutions (North) Ltd, Kingdom Tehnologies Ltd
- 05 Block 4**
Vector Photonics Ltd, Kingdom Technologies Ltd
- 06 Helix Building**
Integrated Environmental Solutions Ltd, Polaris Vision Systems EU Ltd
- 07 Block 7**
Design Led, University of Glasgow, Gas Sensing Solutions Ltd, Healthcare Skills Ltd, Wideblue Ltd
- 08 Block 8**
Sartorius Stedim Biooutsource Limited
- 09 Block 9**
Busy Bees Childcare Ltd, Merck Life Science UK Ltd



ViRiDiS

The park also benefits from its proximity to a number of leading research facilities, including the Beatson Oncology Centre, one of Europe's top cancer hospitals, and the new Translational Research Centre, part of the Glasgow Centre for Cancer Research. Additionally, links with the nearby Glasgow and Strathclyde Universities have resulted in a wealth of collaborative ventures.



The Locale

The West of Scotland Science Park is set in a beautifully landscaped 61-acre site, providing green space bounded by the River Kelvin just 3 miles from Glasgow city centre. Maintained footpaths and cycle routes through the park add to the serenity of the park.

Nearby parks and amenities, including Dawsholm Park, offer the opportunity to unwind and help to promote a healthy work environment.

Our sustainability practices ensure that the park is maintained to the highest standard with the welfare of our occupants in mind.



61
acres of park



adjacent to

**Glasgow
Golf Club**



adjacent to

**Dawsholm
Park**



3
miles to City
Centre





Amenity

The West of Scotland Science Park provides an excellent working environment to attract talent to start-ups and high growth technology companies.

As well as occupying an attractively landscaped 61 acre site, the Park boasts a wide range of onsite facilities including childcare, a sports complex and free parking. Each building has access to optical fibre broadband and is secured with CCTV and round the clock security patrols.



**Mature
landscaping**



**24/7
Security**



**Sports
complex
& gym**



**Conferencing
facilities**



**On-site
childcare
facilities**



**Fully
equipped
meeting
rooms**



**Allocated
parking**



**Football
& rugby**

Glasgow

Glasgow hosts Scotland's largest talent base and is an economic powerhouse, generating £19 billion in Gross Added Value every year. At the heart of a metropolitan area encompassing 32% of Scotland's population, the city accesses a talent pool of two million within one hour's commute and produces 40,000 graduates a year. Glasgow is also a vibrant centre of culture, sport and entertainment with a 'work life' balance and cost of living which appeals to young ambitious people. Glasgow is the perfect city to establish and grow innovative businesses.

Welcomes

185,000

students from
140 countries



UK's

Coollest City

(National Geographic)



Attracted

£16 billion

capital investment in
Glasgow since 2011



Top 10



European cities
of the future



Cost of living

61%

lower than
London



Home to

29%

of all Scottish
businesses



UK's

number 2

city for work life balance
(Startups City Index 2022)



Talent

The Glasgow City Region is home to the largest student population in Scotland. It attracts major international companies because they can recruit and retain key talent from a highly skilled workforce. Glasgow is second only to London for working population achieving graduate qualifications and is in the top 15% of European regions. West of Scotland Science Park has long standing relationships with the Universities of Glasgow and Strathclyde, helping park occupiers to access the best and brightest talent.



54%

of workforce educated to
at least degree level

66,000

students engaged in
medicine, engineering,
IT and technology

9,600

science, engineering,
and IT graduates
annually

4

universities plus
Glasgow School of Art &
Royal Conservatoire
of Scotland

71%

of population is of
working age

51%

student retention
post-graduation
(Top in the UK)



The leading UK

creative centre
outside London

Innovation

Glasgow is one of the UK's top 3 fastest growing technology investment hubs. Its complex of universities, research institutes and hospitals are underpinned by robust and innovative partnership across industry, academia and the public sector. These support strong clusters in clinical life sciences and biotechnology, energy and green transitioning, and digital creative industries with an established track record of spin out and start up backed by a lively investment culture.

**526%
increase**

in startup investment
since 2019

**Top
quartile**

of the world's
125 most
innovative cities

A life sciences
cluster employing over

**41,000
people**

in 770 companies

**UK
top 2**

most attractive
technology
locations

A technology
ecosystem of

**£4.1
billion**



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The Offer

Viridis is offered to let, with terms available from the joint letting agents. Speyroc are delighted to discuss fit out options and how they can support companies coming to the park.

Contact

For further information or to view Viridis and the extensive amenities at West of Scotland Science Park please contact:

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Development by



www.wossp.co.uk

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