
KADANS
Health Innovation Hub
Linthouse Road, Govan G51 4BZ
WATCH OUR FILM
Health
Innovation
Hub

Pioneering precision medicine:
Welcome to Glasgow's Health Innovation Hub



Since opening in Autumn 2025, the Health Innovation Hub (HiH) has already become a world-class centre for precision medicine innovation, conveniently located in the heart of Glasgow's thriving life sciences cluster beside the Queen Elizabeth University Hospital.

This cutting-edge facility, developed by Kadans Science Partner in collaboration with the University of Glasgow's Living Laboratory for precision medicine, offers 87,000ft² of flexible lab and office space designed to foster groundbreaking R&D, from early-stage innovation to commercialisation.

Strategically located within the Glasgow Riverside Innovation District (GRID), HiH will be at the forefront of Scotland's drive to become a global leader in life sciences. Nestled in the heart of one of the UK's most dynamic clusters, tenants will be immersed in a collaborative environment where industry, academia, and healthcare converge to accelerate R&D and deliver transformative solutions.

As the precision medicine sector continues to grow, HiH provides the ideal environment for businesses of all sizes - whether you're a startup, a university spinout, or an established player - looking to scale up and make a lasting impact on healthcare.

With limited spaces available, now is the time to reserve your spot in this premier life sciences facility. Get in touch today to learn more and secure your place in Glasgow's future of innovation.



Katie Nelson,
Head of UK Leasing, Kadans Science Partner

World-class facilities for precision medicine in a prime location







The Health Innovation Hub (HiH) is the premier destination for life sciences businesses looking for cutting-edge facilities and a place to grow. With flexible spaces ranging from 1,100ft², it can cater to companies of all sizes.

Situated in the dynamic Glasgow Riverside Innovation District (GRID), HiH provides unparalleled access to expertise, academic partnerships, and the city's vibrant innovation ecosystem. Its prime location, just minutes from the Queen Elizabeth University Hospital and within close proximity to the University of Glasgow, offers occupiers direct access to leading healthcare and academic institutions, facilitating seamless collaboration and accelerating breakthroughs in precision medicine.

Chemify

HealthTech Innovation & Translation Lab

The building



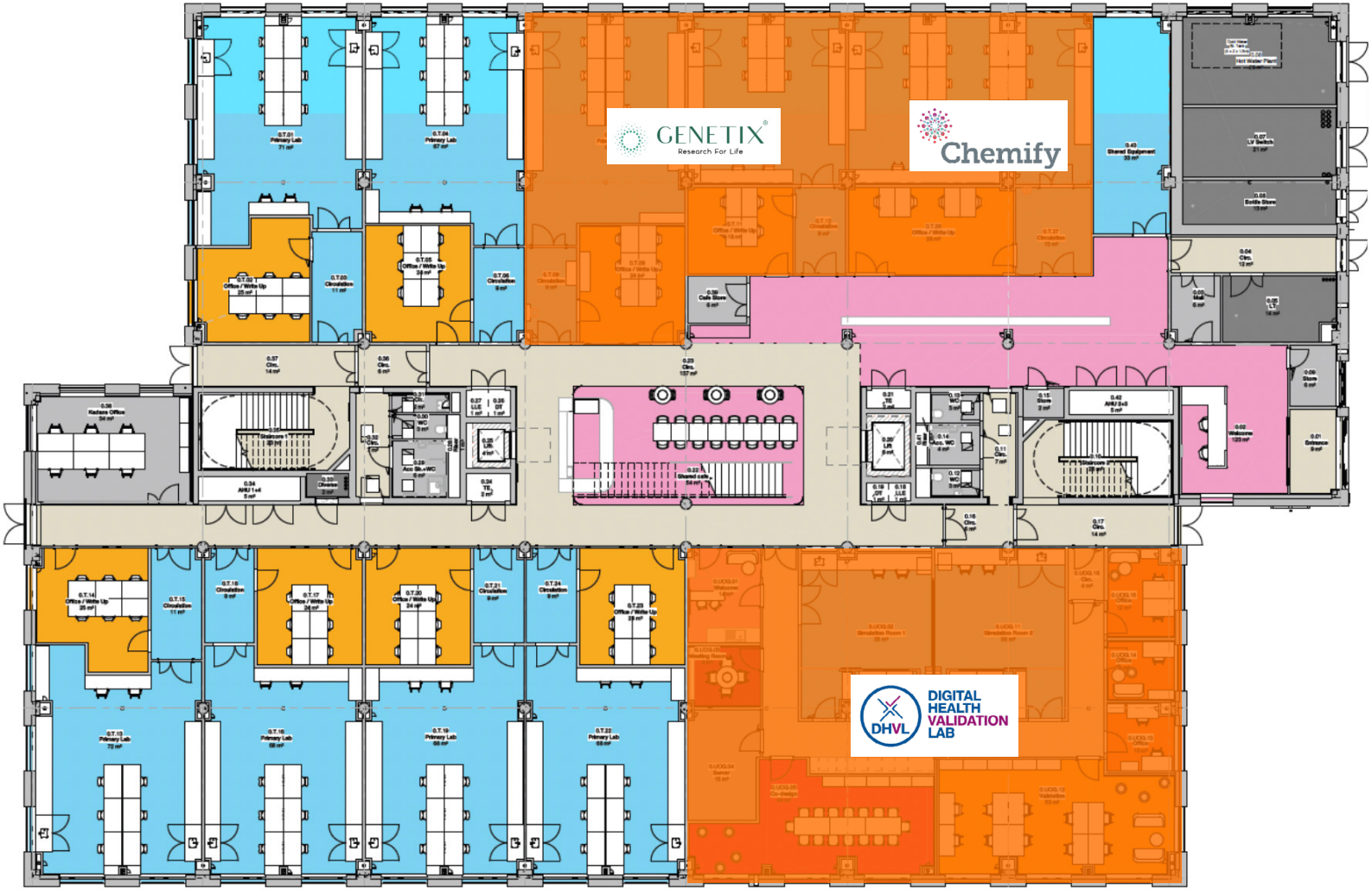




Floorplans

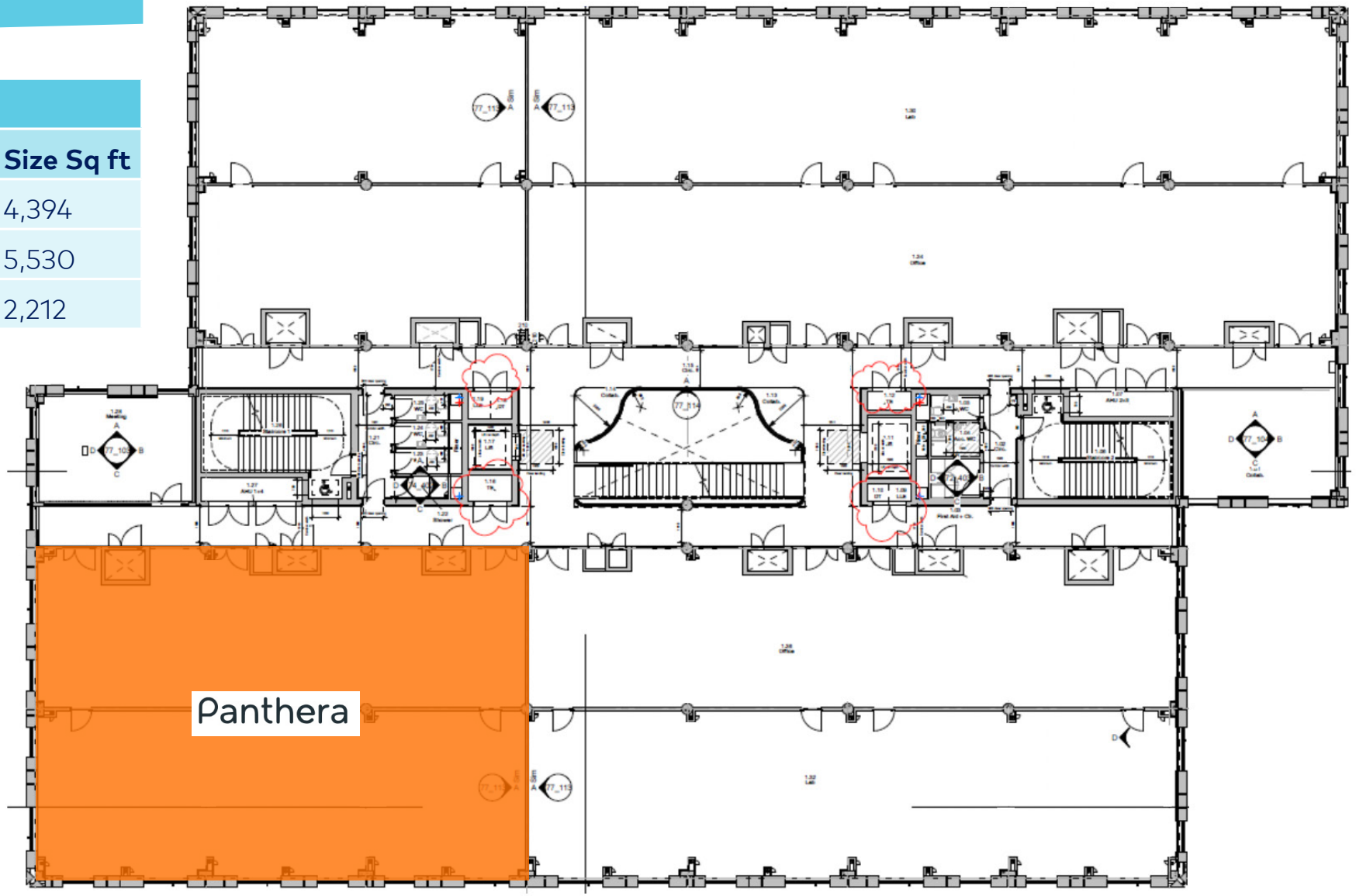
Ground Floor		
Suite	**Size sq. ft.**	**No. of desks**
O.T.01	1,161	6
O.T.02	1,161	6
O.T.07	1,171	6
O.T.08	1,101	6
O.T.09	1,101	6
O.T.10	1,105	6

Car parking ratio
1:900 sq. ft.



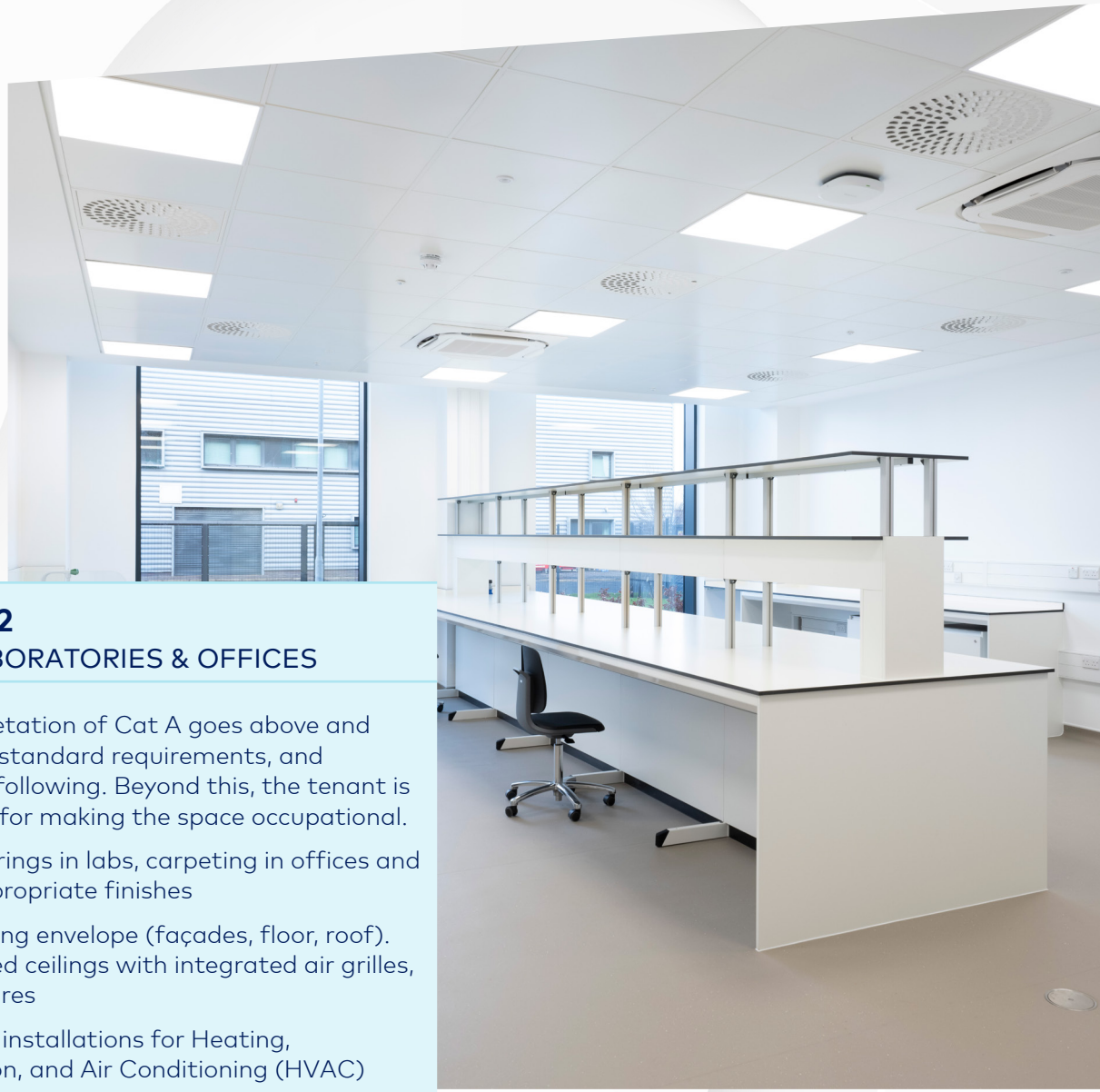
Floorplans

1st Floor		
Suite	**Size sq m**	**Size Sq ft**
1.T.04	408	4,394
1.T.02	514	5,530
1.T.01	205	2,212



Expert delivery, specialised spaces

With over 20 years of experience and a proven track record in delivering specialised laboratory spaces, Kadans Science Partner offers a bespoke service tailored to your needs. Whether you require a fully operational laboratory or CAT A labs and office space, we create environments where your scientific organisation can thrive.



OPTION 1
FULLY OPERATIONAL LABORATORIES

Kadans can deliver a bespoke, fully fitted science facility, allowing you to quickly and easily set-up and start delivering in your new space.

- Vinyl flooring
- Lab benching and chairs
- Desired air changes per hour
- Desired filtration or cleanliness requirements
- Office furniture and fittings
- Meeting rooms (if required)
- Carpeting in offices
- Kitchenette/breakout space to suit design

The client will be responsible for providing their own equipment & AV solution. Each commercial transaction is offered on a case by case basis.

OPTION 2
CAT A LABORATORIES & OFFICES

Our interpretation of Cat A goes above and beyond the standard requirements, and include the following. Beyond this, the tenant is responsible for making the space occupational.

- Vinyl floorings in labs, carpeting in offices and other appropriate finishes
- The building envelope (façades, floor, roof). Suspended ceilings with integrated air grilles, light fixtures
- Technical installations for Heating, Ventilation, and Air Conditioning (HVAC) systems
- Technical supplies and utilities (power, water, drainage, technical gases), within convenient shafts and situated throughout the building



Amenities and facilities

- Public café on the ground floor
- Large breakout and eating areas throughout the building
- 100 parking spaces
- 100 cycling bays
- Bookable meeting spaces, including a 14 x person meeting room on 1st floor
- App-controlled electric vehicle charging points
- CO2 and Nitrogen connections available at cost to tenant
- Tenant can bring own equipment or have access to shared equipment space
- Dedicated on site Building and Property Manager employed by Kadans Science Partner

Design details

The Health Innovation Hub is the premier destination for life sciences businesses looking for cutting-edge facilities and a place to grow in Glasgow. Our vision for the project is to create best in class real estate to enable and enhance the growth of precision medicine research and development science, ultimately establishing Glasgow as a global leader in this scientific field.

- **HiH is designed for CL2 wet labs**
- **Chemistry requirements can be accommodated in the building with dedicated extract to atmosphere provisions**
- **Centralised LN2 cylinder will be located outside the building along with piped Co2, Nitrogen and compressed air**
- **Minimum of 6 air changes per hour in all lab areas with resilience**
- **Provision for clinical and chemical waste disposal managed centrally**
- **Vibration response factor of <0.5 and significant floor loading capabilities**
- **Targeting BREEAM 'Excellent' & Wiredscored: Platinum**
- **The building contains photovoltaic panels, combined with a broader heating & cooling strategy**







Shared Equipment Room

A dedicated lab technician is available. The landlord is happy to discuss bespoke lab support on a case-by-case basis which is available at an additional cost.

	Line	Qty	Part number	Description	Web link
Iceflaker	60	1	HOSHFM-120KE-HC	Hoshizaki Ice Flaker FM-120KE-HC, 125 kg of ice (flake) per 24 hours, 76KG, 640(w)×600(d)×800(h) mm, 2 year warranty	https://uk.vwr.com/store/catalog/product.jsp?catalog_number=HOSHFM-120KE-HC
Glasswasher	100	1	141-1251	MIELE Under counter laboratory glasswasher PG 8583 AE WW ADP LD, 3N AC 400 V 50 Hz, stainless steel casing, 1× feed pump for DI water supply (ADP), 1 dispenser pump for liquid cleaning agent, 74KG, 600(w)×600(d)×835(h) mm, 2 year warranty	https://uk.vwr.com/store/product/15117525/under-counter-laboratory-glassware-washers-pg-8583
Drying oven	160	1	GENLDC500	Genlab DC500 Drying Cabinet, 500L, 75KG, 600(w) x 650(d)x 1680(h) mm, 2 year warranty	https://www.genlab.co.uk/65-drying-warming-cabinets
Water System	190	1	MILLZLXEV100UK	Millipore Elix 10UV Essential S Kit, Elix® Essential delivers Type 2 water customised to fit a broad range of research areas. It is designed to be fed from potable water and is the ideal feed for any laboratory equipment, 10L/hr water production, TOC <30 ppb, resistivity at +25 °C =15 MΩ.cm, 18.5KG, 268(w)×339(d)×470(h) mm, 1 year warranty	https://uk.vwr.com/store/product/16111103/water-purification-system-elix-essential
Autoclave	330	1	PRIOEH230-SMART	EH230-Smart front loading autoclave, Compact design EH230 will fit through a standard door, Simple, hand wheel door closure (with patented Priorclave safety mechanism). Fan assisted cooling, Timed free steaming for improved air removal, Media warming and delayed start allow the user to have media ready to pour at the start of the day, 3 Phase, 400 V, 21 kW, 30 A, Pressure vessels are fully CE marked and insurance approved to the European PED 97/23/EC. The autoclaves fully conform to BS2646-1993, BS5500 Cat.3, and EMC directives, amongst others. The installation of these models to a vented, sealed drain is strongly recommended and is a requirement of BS2646 when sterilising waste loads. • Lower handwheel on door is fitted with thermal and pressure locks to prevent opening at load temperature above 80°C and pressures above 0.2 bar. • Tactrol® 3 microprocessor control with simple and fully variable setting of process time, temperature with graphic indication of cycle status. • Automatic timed free-steaming. • Pre-cycle vacuum in which multiple Vacuum stages are programmed with interspersed heating to achieve steam penetration. Incorporates Vacuum Assisted Cooling1 • Pulsed freesteaming to maximise efficiency of Pre-cycle vacuum phase. • Low water level sensor. • Post Cycle Drying. Delivery information: Supplied with two full width, non-tipping stainless steel shelves. 560KG, Chamber Dims: 580(w) × 600 (d) ×600(h) mm, External Dims: 760(w) × 1025(d) ×1630(h) mm	https://uk.vwr.com/store/product/2190126/autoclaves-large-capacity-priorclave

Location

With the Queen Elizabeth University Hospital and University of Glasgow nearby, HiH offers seamless access to world-class expertise.

Just minutes from city centre public transport links and less than 30 minutes from Glasgow Airport.

The new Govan to Partick bridge further strengthens connectivity, linking HiH directly to the university's main campus in Glasgow's vibrant West End.





Transport links

BY ROAD

1 MILE	11 MILES	38 MILES	45 MILES
Glasgow City Centre	Glasgow Airport	Edinburgh Airport	Edinburgh City Centre

BY RAIL

Glasgow has two train stations located in the heart of the city.

55 MINS	90 MINS	13 MINS
Edinburgh (from Glasgow Queen Street Station)	Edinburgh (from Glasgow Central Station)	Partick Station is 2 miles away from HiH and is the closest rail link

BY BUS

Primary bus services running along Govan Road towards the Queen Elizabeth University Hospital (QEUH):

- **Stagecoach X19:** Direct service from Glasgow city centre (via Cessnock) to QEUH operating every 10 minutes
- **First Bus 34:** Runs from Govan Bus Station directly to QEUH and beyond
- **McGill's Buses:** Various services run along Govan Road towards the hospital

The QEUH campus is one of the best-connected bus hubs in Glasgow. Frequent services (including the 77, 34, and Govan Fastlink) run from the City Centre, Partick, and Govan Subway stations.

BY SUBWAY

The nearest station is Govan. From there, it is a 20-minute walk or a short 5-minute bus ride to the hub.

ON FOOT

30 mins walking from Cardonald train station

An established ecosystem of innovation in the heart of Glasgow



Located in the heart of the Glasgow Riverside Innovation District (GRID), HiH is strategically positioned to foster collaboration with leading healthcare and research institutions.

GRID is an ambitious partnership between the University of Glasgow, Glasgow City Council and Scottish Enterprise to accelerate an inclusive approach to innovation. Encompassing 700 acres on the northern and southern sides of the River Clyde, GRID runs from the University Campus at Gilmorehill in Glasgow's West End to the Queen Elizabeth University Hospital, and includes the communities of Govan, Linthouse and Partick.

By joining us at the Health Innovation Hub, you have a unique opportunity to be part of a thriving and collaborative community prominently located in one of Europe's most thriving life sciences centres.

Join Glasgow's Clinical Innovation Zone (CIZ)

Join the thriving healthcare innovation cluster in the Clinical Innovation Zone (CIZ), home to world-leading companies at the forefront of research and development. Become part of a collaborative community of academics, clinicians, and industry partners, working across fields such as imaging, omics, pharmaceuticals, and biotechnology, to tackle global healthcare challenges together.

Here are some of the companies currently working in Glasgow's CIZ:

AURUM biosciences
West of Scotland Innovation Hub
GE HealthCare
Panthera Shaping a Healthier Future
Swarm
NHS SCOTLAND NHS RESEARCH SCOTLAND NEUROPROGRESSIVE AND DEMENTIA
HISTOINDEX® New Standard | New Life
CAUSEWAY THERAPEUTICS
MR CoilTech
SIEMENS Healthineers
West of Scotland Safe Haven NHS Greater Glasgow and Clyde

The Living Laboratory

University of Glasgow

Living Laboratory

Enabling Healthcare Innovation, Development & Adoption

The Living Laboratory is a University of Glasgow led programme that is at the forefront of translating cutting-edge science into real-world clinical applications. Established through a £38M investment from UKRI, the programme harnesses Glasgow's leadership in precision medicine to accelerate the development and adoption of impactful healthcare solutions. Fostering a collaborative ecosystem that brings together researchers, industry, clinicians and the public, the Living Laboratory supports the development, refinement and clinical evaluation of innovative approaches to healthcare for the benefit of patients and the NHS.

A Thriving Healthcare Innovation Ecosystem

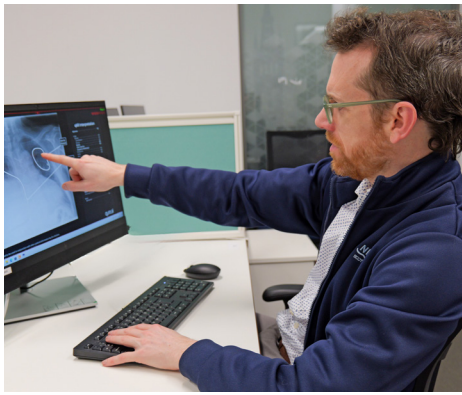
The Health Innovation Hub works in partnership with the award-winning Clinical Innovation Zone (CIZ) to provide life sciences businesses with unrivalled access to world-leading academics, co-located industry partners, and outstanding clinical infrastructure and resources.

Driving Patient, Economic and Community Benefits

By fostering innovation, the Living Laboratory aims to improve patient outcomes, deliver savings for the NHS, support commercialisation, and boost local economic growth. The Health Innovation Hub is central to this mission, creating new job opportunities, enhancing skills development, and promoting long-term economic sustainability in the local area. Together, we can deliver significant healthcare and economic benefits for Glasgow and beyond.





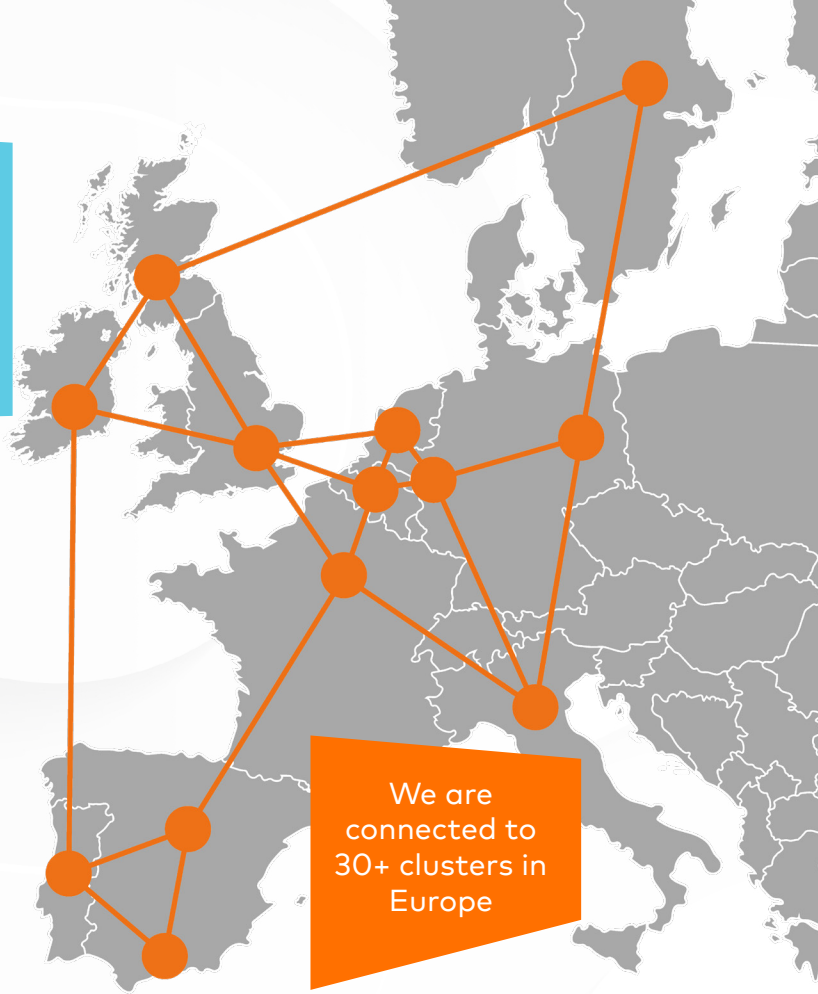


Kadans Science Partner focuses on bringing people together to overcome global challenges

Across Europe, we have built a network of leading researchers, entrepreneurs, partners and innovators, active in Life Sciences & Health, Agri & Food, Energy & Chemistry, and High Tech Systems & Materials. All determined to find solutions to the global challenges we face today. All determined to make a difference.

We invest, develop and operate specialised assets to complement science clusters across Europe. These are not just standard workspaces. We create environments in which scientific organisations can thrive. Bespoke research facilities that are curated to suit your needs and support future growth.

Within each building and wider science cluster you will find organisations of all sizes, which can help you scale or support you as you need. Whether you need access to talent, research, or capital, you will find connections with the right people, in the right organisation.





Present in **6** countries

Present in over **30** science clusters

Over **500** clients

More than **70** assets

Over **150** employees



The Kadans community

We understand the key to success lies in creating a network of people with shared goals and ambitions.

By designing spaces that stimulate connections, encourage knowledge-sharing, and continually provide support, we have created a powerful community.

A valuable network of locally connected clusters enhances proximity to various resources. Our Global Connectivity adds an extra dimension to our in local clusters by providing opportunities to connect with others from our global network.

To nurture it, we actively provide opportunities for clients to engage, promoting a fun and stimulating work environment. Whether it's at one of our local business or community events, or through our global initiatives, we get organisations talking to each other.

Our team is available for day-to-day assistance, while the Kadans Community app provides insight into all that our network has to offer. Allowing clients to sign up for events and activities, stay updated on news, and take advantage of the various services on offer.

Whether you need access to talent, research, or capital, we connect you with the right people, in the right organisation. In collaboration with our partners, the Kadans community supports and strengthens the innovation ecosystem.

CHARM THERAPEUTICS

"We are grateful to Kadans for their collaboration and partnership in providing us with this exceptional facility. Their commitment to delivering high-quality space and amenities will undoubtedly help us to achieve our research and development objectives."

Charm Therapeutics, Cambridge

FreshCheck

"From our first visit we were extremely impressed by the space itself, and the equipment and facilities available. As any startup will know, large capital expenditure can be difficult to balance, so moving into the ready-made space relieves headaches and provides great security. The flexibility to grow is also exciting – Kadans made clear to us their priority to allow room to increase, which was attractive to us as we hit a real growth journey. Added to this the amazing staff, fantastic network across Europe, and the plans for expansion more locally it was a no-brainer to move in."

FreshCheck, London

MEDI MAB BIO

"The new state-of-the-art facilities delivered by Kadans Science Partner will help MediMab Biotherapeutics to transform the cancer treatment landscape through groundbreaking developments of protein therapeutics, including therapeutic antibodies and fusion proteins. Kadans has provided us with the very best environment to work, and we are proud to be within one of the UK's most prestigious science parks."

MediMab Biotherapeutics, Oxfordshire

Are you interested in learning more about the Health Innovation Hub and what it could offer you and your business?

Get in touch with us! We will be happy to discuss the needs of your organisation.

KADANS
Science Partner

Ryden

For Kadans Science Partner:



Katie Nelson
Head of Leasing
+44 7899 103 279
k.nelson@kadans.com



Harry Oppermann
Leasing Manager
+44 7570 658 706
h.oppermann@kadans.com

For Ryden:



Tim Jacobsen
Partner
07787 183 341
tim.jacobsen@ryden.co.uk



Gillian Giles
Partner
07826 946 312
gillian.giles@ryden.co.uk



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For more information, visit: **www.kadans.com/healthinnovationhub**