



# A M I D S

Advanced Manufacturing  
Innovation District  
Scotland





# AMIDS

## 1. Core AMIDS Site Confirmed Occupiers

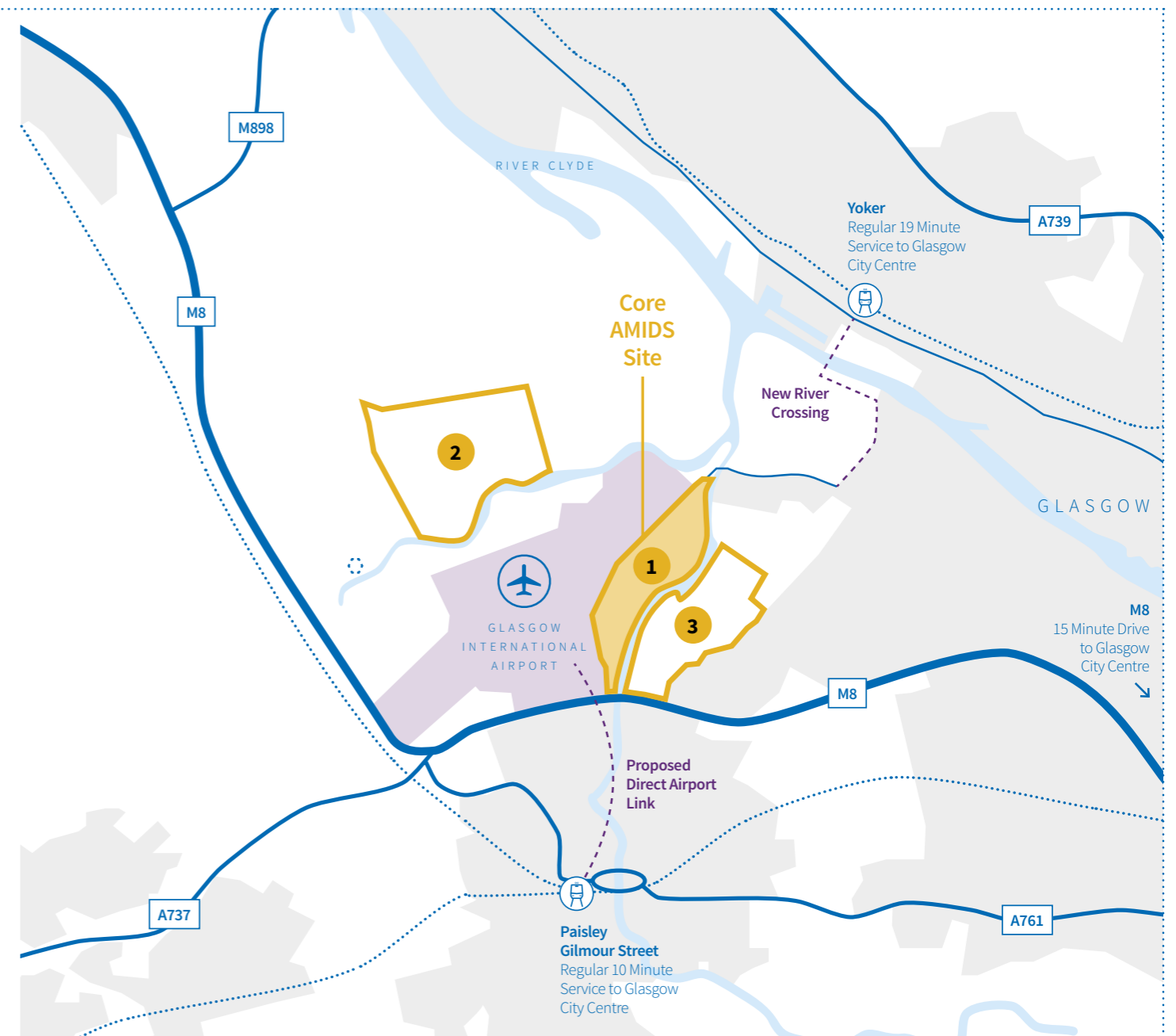
- MMIC  
(Medicines Manufacturing Innovation Centre)
- NMIS  
(National Manufacturing Institute Scotland)

## 2. Inchinnan Business Park

- AFRC (University of Strathclyde's Advanced Forming Research Centre)
- Peak Scientific
- Rolls Royce
- Terumo Aortic
- Thermo Fisher Scientific

## 3. Westway Business Park

- Doosan Babcock
- Lightweight Manufacturing Centre (University of Strathclyde)
- Malin Group



## Quick facts

### Location

Glasgow Airport, Renfrewshire, Scotland.

### Promoters

Scottish Government, Scottish Enterprise and Renfrewshire Council.

### Investment opportunity

Flexible investment opportunities are available including JV partner, development finance and operator investment.

### Scale

Size of the core site is 52 hectares (128 acres), with the potential to develop up to 150,000 square metres of commercial floor space in accordance with the masterplan.

### Sector Focus

Advanced manufacturing, aerospace, commercial office.

### Planning Status

Planning consent for enabling infrastructure in place.  
Outline planning consent for development submitted.

### Infrastructure Investment Secured

€45 million of City Deal funding is being invested to deliver key infrastructure to the site.

### Programme

Enabling infrastructure construction starting summer 2019, complete by 2020.

Site is ready for investment with development anticipated to be phased from 2019, beginning with construction of NMIS and MMIC both expected to commence in 2019 and be complete in 2021.

## Overview

The Advanced Manufacturing Innovation District Scotland (AMIDS) will be an internationally-recognised centre for innovation, research and advanced manufacturing.

### CONNECTIVITY

The site is adjacent to Glasgow International Airport with direct access to Scotland's motorway network and located less than 10 km (6 miles) from Glasgow city centre.

### EXPERTISE

Located at the centre of Scotland's largest labour catchment (1.8 million population within the Glasgow city region), AMIDS is already home to renowned international manufacturers Rolls Royce, Thermo Fisher, Peak Scientific, Terumo Aortic and Doosan Babcock.

### OPPORTUNITY

Located next to the University of Strathclyde's Advanced Forming Research Centre (Scotland's only High Value Manufacturing Catapult centre), the site is also the home of the new €76m National Manufacturing Institute Scotland (NMIS) and €65m Medicines Manufacturing Innovation Centre (MMIC).

AMIDS will provide a high-quality, campus-style environment for ambitious companies investing in and using best practice to transform manufacturing processes.

Advanced manufacturing accounts for 52% of Scotland's international exports and €691m of Scotland's annual spend on research and development. AMIDS will make Scotland a global leader in innovation, research and advanced manufacturing.

# Q&A

## What is the concept behind AMIDS?

AMIDS will be an internationally recognised centre for innovation, research and advanced manufacturing – the only one of its kind in Scotland.

It will support and reinvigorate Scotland's capabilities across all manufacturing sectors and create thousands of new jobs.

It will provide a high-quality, campus-style environment focused on collaboration between ambitious companies and academia to invest in and use best practice to transform manufacturing processes—ensuring Scotland's manufacturing sector is competitive on an international stage.

## Who owns the core AMIDS site?

Local authority (Renfrewshire Council).

## How much land is available?

A core 52 hectare (128 acre) greenfield site presents significant and flexible development opportunities at the heart of the emerging innovation district.

Further development opportunities are also available in the wider AMIDS district.

## What investment has there been to date?

€45million of infrastructure funding will provide enabling infrastructure including new spine road through the core site with high quality landscaping and cycle routes and new bridge crossings; all aimed at improving connections between existing commercial locations.

## What size of plots are available?

An illustrative masterplan of c. 150,000 sqm of floor space has been developed. Outline planning consent for envisaged development has been submitted.

A key principle of the illustrative masterplan is flexibility, to ensure any plot requirements can be accommodated within the boundary of the masterplan area and road layout whilst retaining the masterplan strategy.

## Are the plots available to purchase or on leasehold terms only?

The promoter's preference is for leasehold arrangement. Requests to purchase plots may be considered on a case-by-case basis.

## Will the owner consider selling the site?

The Council has purchased the site to achieve its economic development objectives. The Council is in discussions regarding a possible JV structure for the management and delivery of the remaining site. No decision has been reached on this to date—any pursuit of this approach is likely to be subject to a future OJEU notice for a JV partner.

## What financial support is available?

A range of grant and loan support may be available, including cost of development / relocation, training and R&D.

## Are there service charges payable within the site?

Yes. The long-term maintenance and management of the core AMIDS site will be covered by service charges on occupiers. This will be calculated at the time of agreement being reached on occupation and reviewed annually with all occupiers.

## Are utilities available?

Significant utility works are currently underway to guarantee appropriate electricity, gas, water, sewer and fibre capacity and to minimise utility connection costs for developers.

## What other fixed costs are there?

UK limited companies and foreign companies with a UK branch or office are liable for UK Corporation Tax on all profits. The current rate is 19%. This is due to reduce to 17% in April 2020.

Subject to reliefs available, occupiers of commercial properties are liable to pay annual business rates based on the value of the property.

## What is expected to be built on the site?

An application for outline planning consent has been submitted for a mix of uses with a focus on **advanced manufacturing**. Uses could also include life sciences, research & development and aviation services (including MRO).

The masterplan design was developed with a desire for flexibility and quality. The layout provides for flexible development plots with good connectivity across the site and frontage to Abbotsinch Road or the Waterside Park. The framework of the masterplan includes high quality public realm spaces across the site and a coherent strategy for car parking to prioritise pedestrianised spaces and routes. The design guide will clarify the principles for developments to come forward within the AMIDS site.

## What other companies are located at AMIDS?

AMIDS is currently home to established manufacturing businesses such as Rolls Royce, Thermo Fisher Scientific, Peak Scientific, Terumo Aortic and Doosan Babcock.

It also includes the University of Strathclyde's Advanced Forming Research Centre, a leader in the research and development of manufacturing technologies—which is being further enhanced with a €51million investment in the world's most advanced hot forging research platform and technologies putting the UK at the forefront of an electrification revolution.

## What investment has been committed at AMIDS?

AMIDS is supported by significant public-sector investment and will be home to:

- **€76million** National Manufacturing Institute Scotland (NMIS) – only such facility in Scotland.
- **€65million** Medicines Manufacturing Innovation Centre (MMIC) – the UK's first.
- **€10million** Lightweight Manufacturing Centre to support the aerospace and automotive industries.
- **€45million** of infrastructure funding



## Tell me about Glasgow Airport

Glasgow is Scotland's principal long-haul airport and largest charter hub - with some 30 airlines serving over 100 destinations worldwide, including Canada, the US, the Caribbean, Europe and the Gulf as well as regular one-hour flights to London.

Carrying over nine million passengers each year, Glasgow Airport serves more Scottish destinations than any other airport and is a key component of Scotland's transport infrastructure.

## What is NMIS / MMIC?

The **National Manufacturing Institute Scotland (NMIS)** will be the anchor tenant of AMIDS.

This will be an industry-led international centre of manufacturing expertise where research, industry and the public sector work together to transform skills, productivity and innovation and attract investment—making Scotland a global leader in advanced manufacturing. NMIS will be a catalyst for further investment, both inward and from businesses already located in Scotland, that increases the competitiveness of Scotland's manufacturing base. It will also connect with all of Scotland's engineering colleges and universities (with the University of Strathclyde taking a leading role as the anchor university).

A world-first, the new industry-led **Medicines Manufacturing Innovation Centre (MMIC)** will offer pharma companies (from start-ups through to multinational organisations) a unique service—to develop and adopt novel manufacturing techniques to adapt into their own manufacturing processes.

By transforming processes and technologies, the speed of bringing new drugs to market will improve significantly.



## What about Renfrewshire?

Renfrewshire is your gateway to exploring Scotland. The beautiful Loch Lomond is only 45 minutes drive away and the stunning Scottish Highlands accessible within two hours. If you prefer to spend your leisure time in the city, bustling Glasgow is next door and historic Edinburgh, Scotland's capital, an hour away.

Renfrewshire is a fantastic place to live and work. The historic town of Paisley is an architectural gem with Scotland's second highest concentration of listed buildings—and with a €115m programme of civic transformation underway. Surrounded by pretty villages and rolling countryside, it's the perfect place to put down your roots when locating in Scotland.

## Further Information

 [www.paisley.is/amids](http://www.paisley.is/amids)

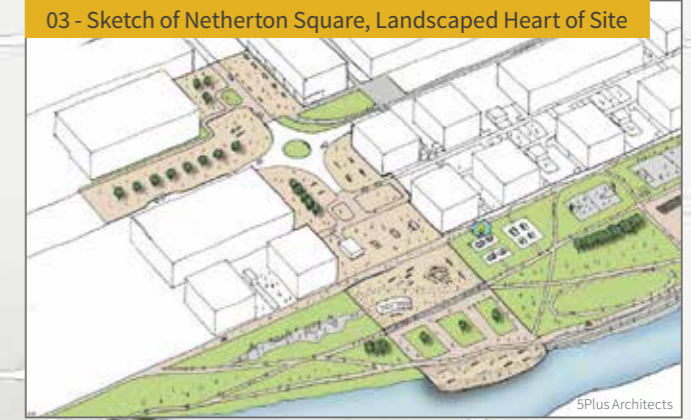
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## Key Contact

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# Core AMIDS Site Illustrative Masterplan



Glasgow International Airport

2km to Inchinnan Business Park

3km to New River Crossing to Glasgow / Clydebank

3km to Paisley Gilmour Street Station  
1.5km to M8 motorway (junction 28)  
14km to Glasgow City Centre (via M8)  
90km to Edinburgh (via M8)

New River Crossing

Westway Business Park



