

A M I D S

Advanced Manufacturing
Innovation District
Scotland





AMIDS

1. Netherton Campus

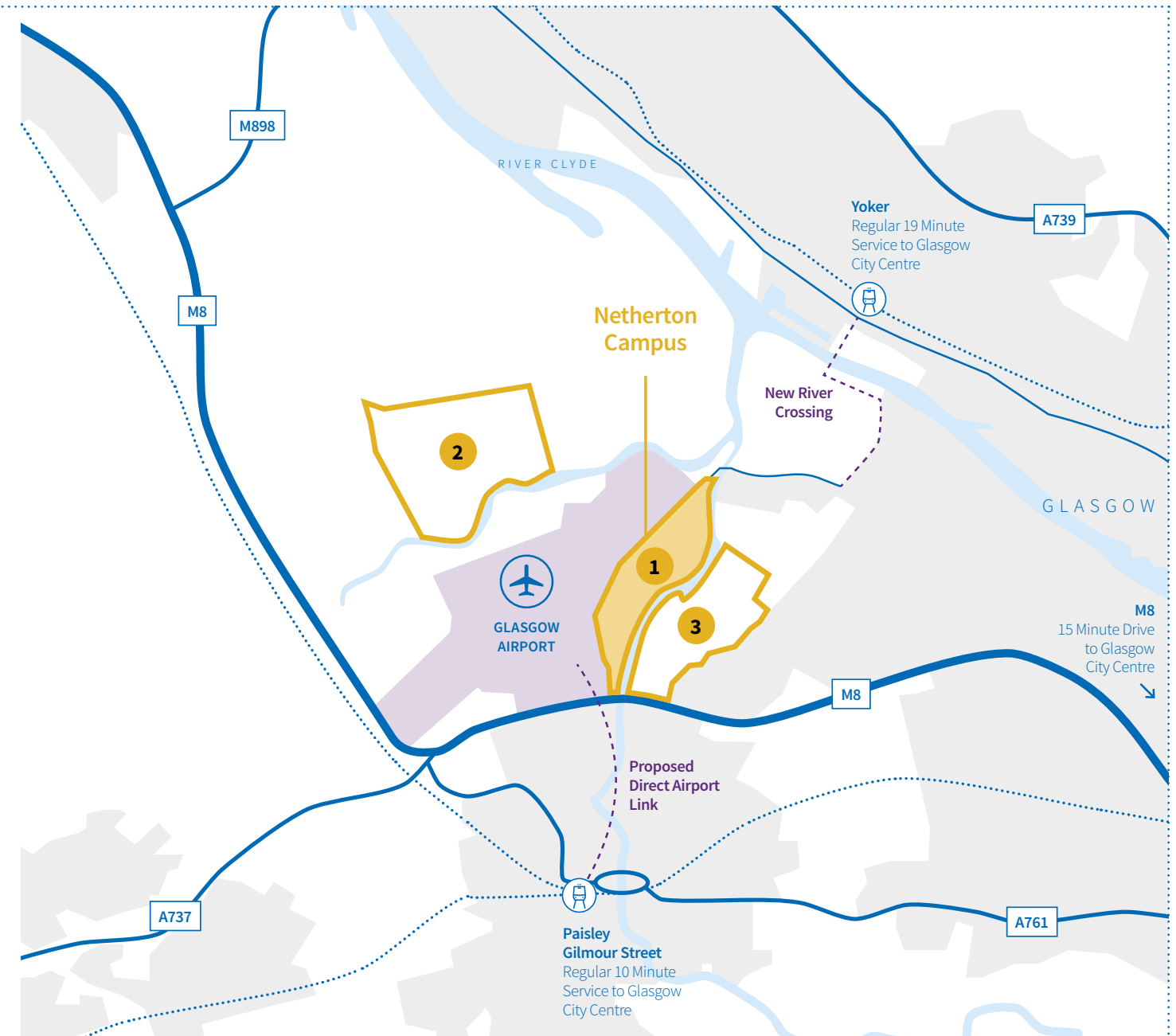
- National Manufacturing Institute Scotland
- Medicines Manufacturing Innovation Centre

2. Inchinnan Business Park

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

3. Westway

- Lightweight Manufacturing Centre
- Doosan Babcock
- Malin Group



Key facts

Location	Glasgow, Scotland.
Promoters	Renfrewshire Council, Scottish Government and Scottish Enterprise.
Investment opportunities	Development Partner, Occupier.
Scale	Netherton Campus is 52 hectares (128 acres).
Sector Focus	Advanced manufacturing across number of sectors including industrial and manufacturing, aerospace and space, life sciences and biotech, and research and development.

Infrastructure Investment Secured	£44.7million of public sector funding secured.
Current Status	Construction of enabling infrastructure is underway and scheduled for completion in early 2021. Outline planning consent for development is granted and Netherton Campus is ready for investment. Construction starts in 2020 on the National Manufacturing Institute Scotland and Medicines Manufacturing Innovation Centre. Both facilities are expected to be completed by end of 2021.
Masterplan and Design Guide	An Enhanced Masterplan and Design Guide has been developed.

The Advanced Manufacturing Innovation District Scotland—known as AMIDS—is Scotland’s home for manufacturing innovation.

It offers the perfect investment location with established experts, major research centres, unrivalled connectivity and a highly-skilled regional workforce.

Netherton Campus will be home to the £65million **National Manufacturing Institute Scotland** and the £56million **Medicines Manufacturing Innovation Centre**. AMIDS is already home to two existing major research centres, operated by the University of Strathclyde—the **Lightweight Manufacturing Centre** and the **Advanced Forming Research Centre**, Scotland’s only High Value Manufacturing Catapult centre.

The **National Manufacturing Institute Scotland** is an industry-led international centre of manufacturing expertise where research, industry and the public sector work together to transform skills, productivity and innovation to attract investment and make Scotland a global leader in advanced manufacturing. A world-first, the **Medicines Manufacturing Innovation Centre** will offer pharmaceutical companies a unique service—to adopt novel manufacturing techniques and bring products to market sooner.

Netherton Campus sits side-by-side with renowned international manufacturers **Rolls Royce**, **Thermo Fisher Scientific**, **Peak Scientific**, **Terumo Aortic** and **Doosan Babcock**. Located next to **Glasgow Airport**, Scotland’s principal long-haul airport and largest charter hub, it has excellent connectivity with Scotland’s national rail and motorway networks.

Netherton Campus



Glasgow Airport

2km to Inchinnan Business Park

3km to New River Crossing to Glasgow

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



Q&A

Who owns the Netherton Campus site?

Renfrewshire Council (local authority).

How much land is available?

A 52 hectare (128 acre) site presents significant and flexible development opportunities. Further development opportunities are also available in the wider district.

What investment has there been to date?

£44.7million of funding for enabling infrastructure including a new spine road through Netherton Campus, high-quality landscaping, cycle routes and new bridge crossings; all aimed at improving connections with and between existing commercial locations.

Will the owner consider selling the site?

Renfrewshire Council has purchased the site to achieve its economic development objectives. The Council is considering a JV structure for the management and delivery of the site. No decision has been reached on the preferred approach, but it is currently anticipated that an OJEU notice for a JV partner will be issued in summer 2020.

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.

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 Netherton Campus 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.

Key contacts

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Further Information

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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?

Outline planning consent has been secured 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 Enhanced Masterplan 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 main gateway route or riverside park. The framework of the masterplan includes high-quality public realm spaces and a coherent strategy for car parking prioritising pedestrianised spaces and routes. A Design Guide has been developed to set out the principles for future developments within Netherton Campus.

Low carbon solutions are at the heart of Renfrewshire Council's aspirations and investment for AMIDS. Early opportunities currently being explored include an innovative solution for on-site generation of renewables using low and zero carbon technology, and a fifth generation heat network to supply low carbon heat to occupiers: the first development of its kind in Scotland.

