

Edinburgh Innovation Hub



Edinburgh Innovation Hub – the story so far

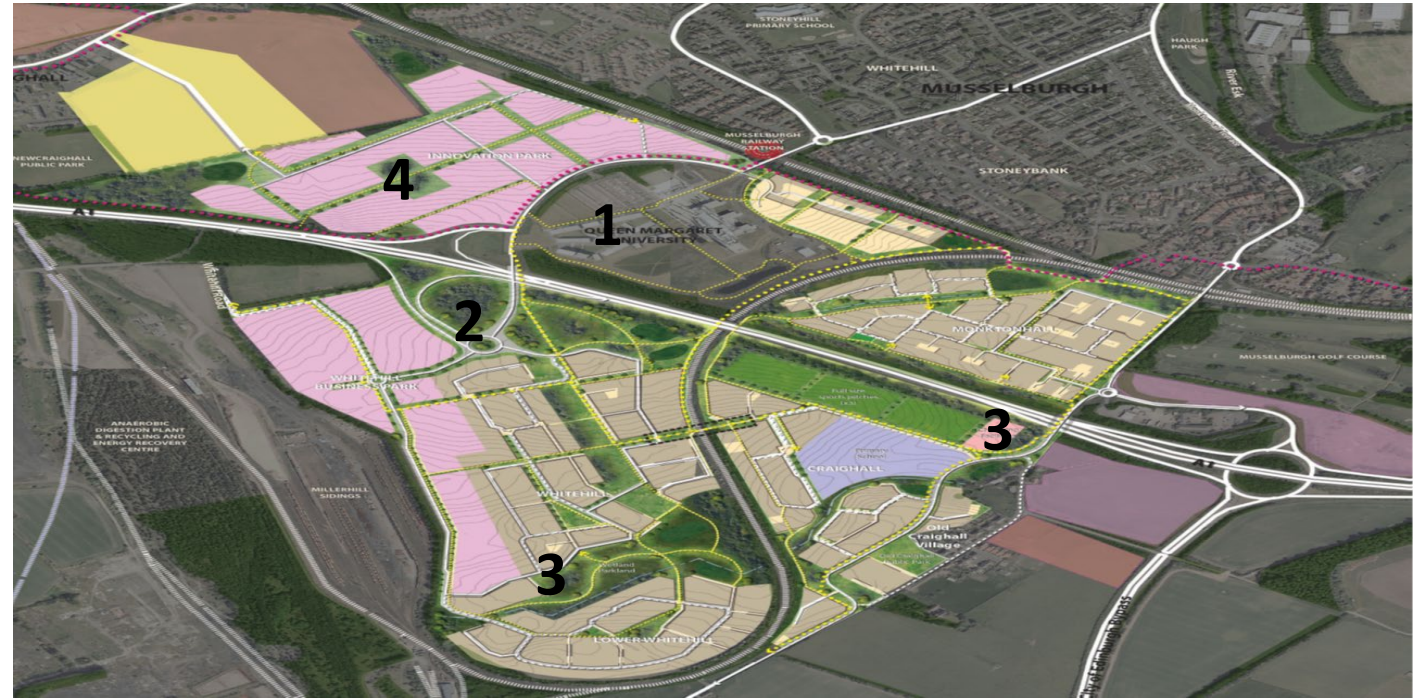


- Welcome ESESCRD approval of Full Business Case - £36 million funding package from UK/SG **2022**
- Completing the Joint Venture structure including the supporting legal documentation and registration of companies.
- Completing the Leasehold structure for the Hub and EIP.
- Appointing the design team for the Hub including the architect, structural engineers and the MEP team.
- Appointment of Tax advisors
- Approval from the Joint Venture on the Operational Business Plan, Marketing Strategy.
- **2023**
- Stage 3 Design approved
- Junction completion
- Planning permission granted
- Procurement of Contractor



2. Allocation of site as MH1

- **Edinburgh Innovation Park – Edinburgh Innovation Hub**
- **1500 homes**
- **Primary school/local centre**
- **Junction**
- **Commercial Zone**
- **SATC**



Edinburgh Innovation Hub and Park



Edinburgh Innovation Hub



Vision

- **Speculative specialist development** (City Deal Funding)
- Capture, serve and grow **innovative** knowledge sectors
- Provide **specialist services** required by the innovation sector
- **Differentiated and unique offer:** A new business – not just a new building

Delivery by

- **Proactive management:** to create, retain and stimulate entrepreneurial activity
- Fit for purpose **commercial operating model:** to deliver the Vision
- **Future proofed and versatile design:** to be able to respond to changing market needs
- **Anticipation of tenant churn:** with tenant companies moving to 'grow on' space at EIP
- **Anticipation of success:** achieved through the ability to develop follow on phases
- **Gateway Policy:** to preserve and protect the Vision

Edinburgh Innovation Hub – Tenants

- **Prospective Tenant Needs**
 - Small and Medium Sized Enterprise – make up 99% of all businesses in the EU
 - May be established companies or in start-up mode
 - Require turn-key facilities due to short planning horizons
 - Require flexible lease terms
 - Require the ability to grow incrementally
 - Motivated by highest value rather than lowest cost
 - Wish to operate in a supportive business environment with like-minded companies



Gateway Policy Summary – Target Markets

- **Food and Drink Sector:** ranging from food science through to health, functional foods, food safety, sustainability, food technologies and support.
- **Life Science Sector:** the Hub will provide opportunities for companies requiring specialist laboratory accommodation to locate and grow at the Hub and the wider EIP development.
- **Tech Sectors:** tech and digital sectors requiring specialist infrastructure and support services in a cluster environment.
- **Start-ups and Spin-outs:** the Hub will meet demand for incubation space for University spinouts and start-ups, student and graduate entrepreneurs and high growth-potential businesses.
- **Companies and Organisations with Links to the University and Strategic Partners:** the Hub will provide specialist space for organisations of strategic importance to the University or for inward investments to the Edinburgh City Region.
- **Enterprise Initiatives:** the Hub will provide opportunities for students and graduates to embrace the innovation and enterprise culture including a home for enterprise initiatives and events.

Economic Impact

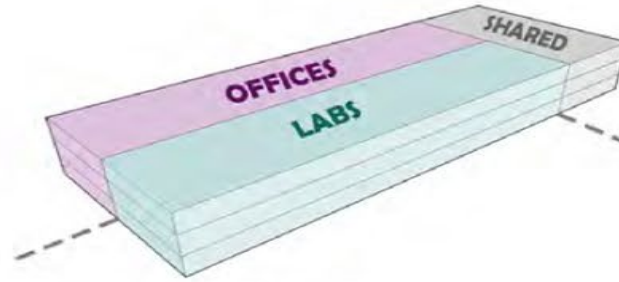
1. Addressing shortages in strategic employment space and increasing job density in East Lothian.
2. Promoting Innovation-led growth in the local /national food and drink sector.
3. Addressing City Deal skills priorities through new full time, part time and in-work skills pathways.
4. Promoting Inclusive Growth outcomes with a particular focus on skills development female entrepreneurship.

Edinburgh Innovation Hub – Concept Design

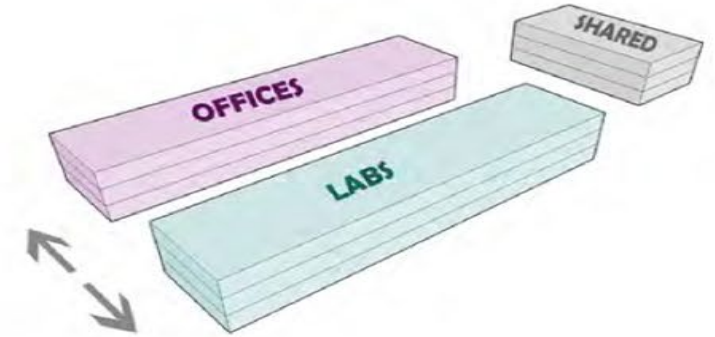
Step 1. Massing – Brief



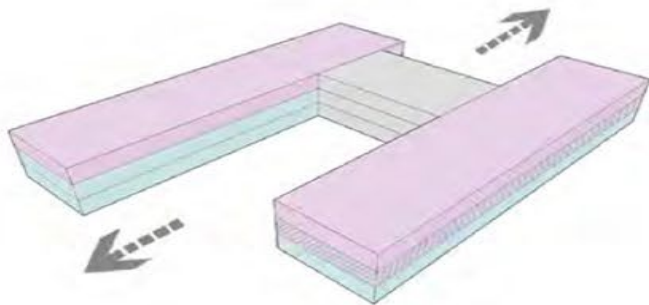
Step 2. Split – Labs + Offices + Shared Spaces. SoA Analysis.



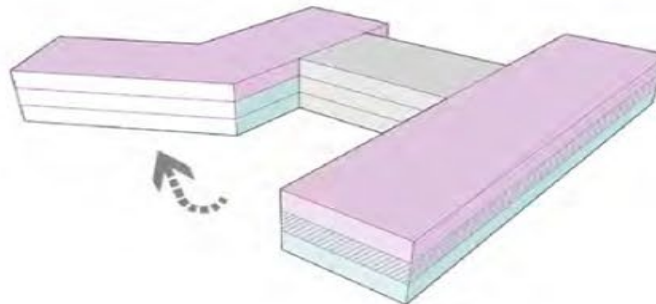
Step 3. Separate – Study specific requirements



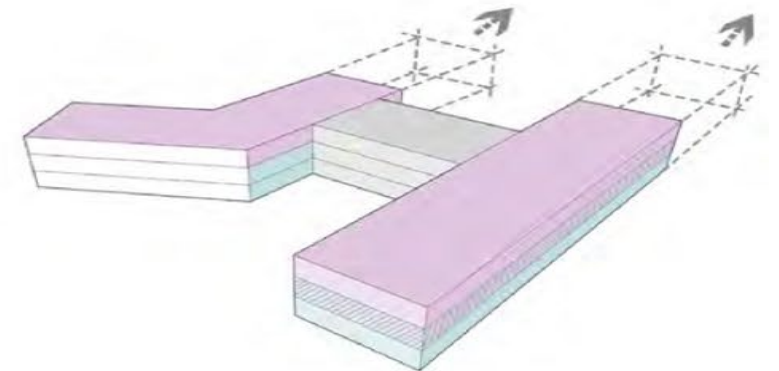
Step 4. Group – Implement Brief requirements.



Step 5. Rotate – Site Analysis. Accessibility and connectivity.



Step 6. Expand – Options to grow in Phase 2

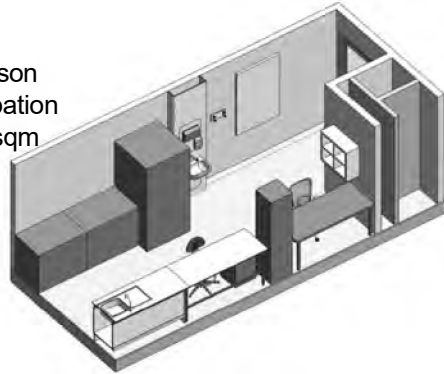


Edinburgh Innovation Hub – Ground Floor



Laboratory Modules

- 1-Person occupation
- 21.1 sqm



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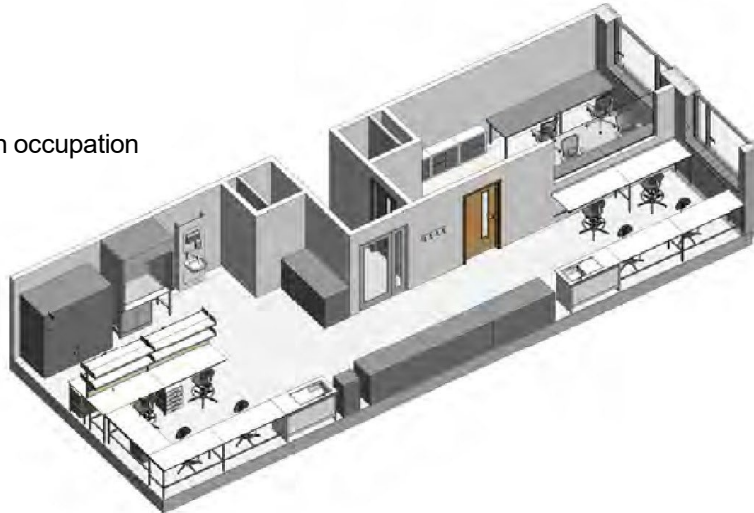
- 2-Person occupation
- 43.2 sqm



- 3-Person occupation
- 65.6 sqm



- 4-Person occupation
- 92 sqm



- 5-Person occupation
- 110 sqm

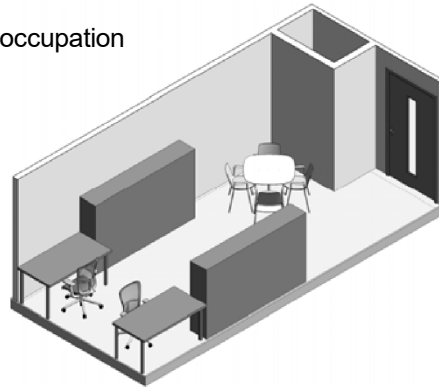


Edinburgh Innovation Hub – First Floor

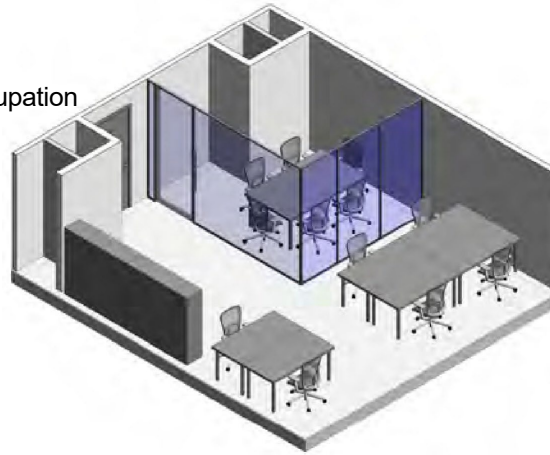


Office Modules

- 2-Person occupation
- 21.7 sqm



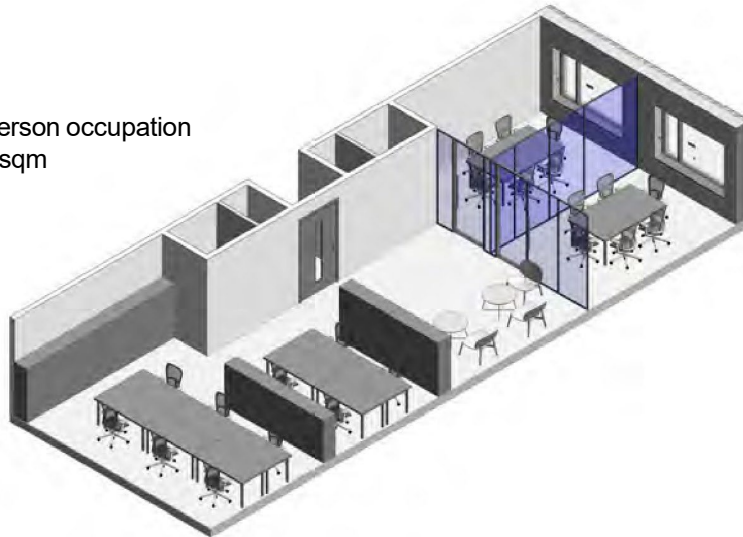
- 5-Person occupation
- 45.2 sqm



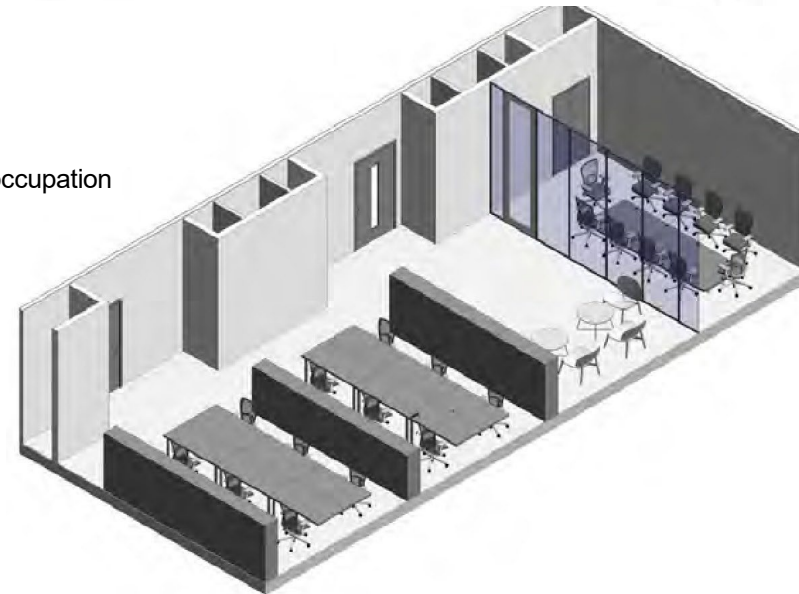
- 7-Person occupation
- 68.2 sqm



- 10-Person occupation
- 96.5 sqm



- 12-Person occupation
- 113.8 sqm



Edinburgh Innovation Hub – Second Floor









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Edinburgh Innovation Hub – Next Steps



- **2023**
- October – Website and fly-through launch
- December - Construction start
- December – Turf cutting ceremony
- **2024**
- Q2 – Low level marketing
- Q2 – Presentation to Scottish Enterprise
- Q2 – Presentation to Scottish Development International
- Q3 – Hub Director appointed
- Q3 – Topping Out ceremony
- Q4 – Proactive marketing commencement
- **2025**
- Q1 – Hub Operations Manager appointed
- Q2 – Pre-completion website update
- August – Construction completion and operational launch
- November – Formal Launch