



EDINBURGH

RESEARCH PARK

Heriot-Watt University

Where Innovation Meets Opportunity



The Opportunity

Heriot-Watt University is seeking development partners to collaborate in the delivery of the next phase of Edinburgh Research Park.

The opportunity encompasses approximately 66.5 acres (6 plots of varying size) of development land within an established and highly successful research park environment, directly connected to one of the UK's leading research-intensive universities.

The University is looking to partner with organisations that share its ambition to create a world-class innovation destination, supporting the delivery of new research, development, advanced manufacturing and office accommodation capable of attracting occupiers from across the UK and internationally.

This is a rare opportunity to participate in the creation of a major innovation district, leveraging the strength of Edinburgh's knowledge economy, access to talent, exceptional connectivity and the University's global research reputation to generate long-term value and sustainable growth.



The Research Park

Edinburgh Research Park is an internationally recognised centre for high calibre engineering research and manufacturing.

The park offers ready to go sites for developers and occupiers who want to be part of this vibrant, urban parkland research and innovation district.

30

Over 30 organisations currently & growing*

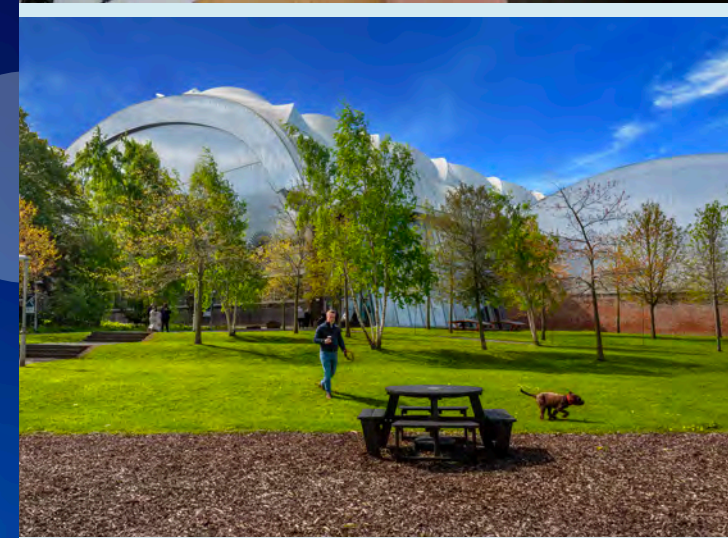
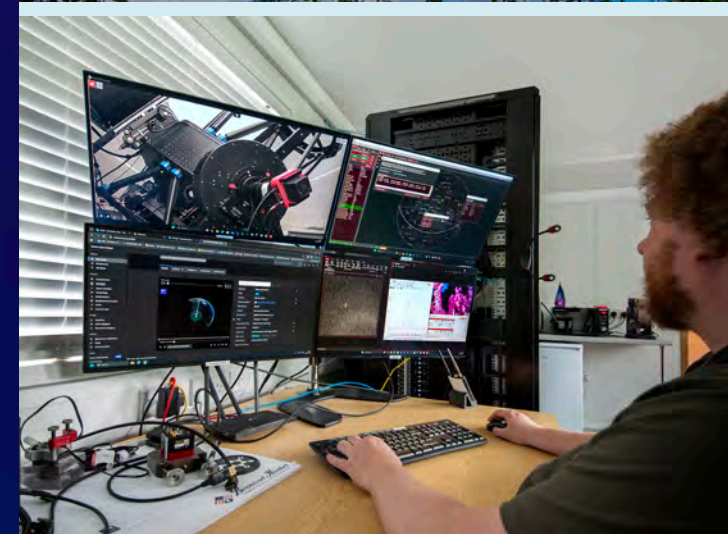
1,000

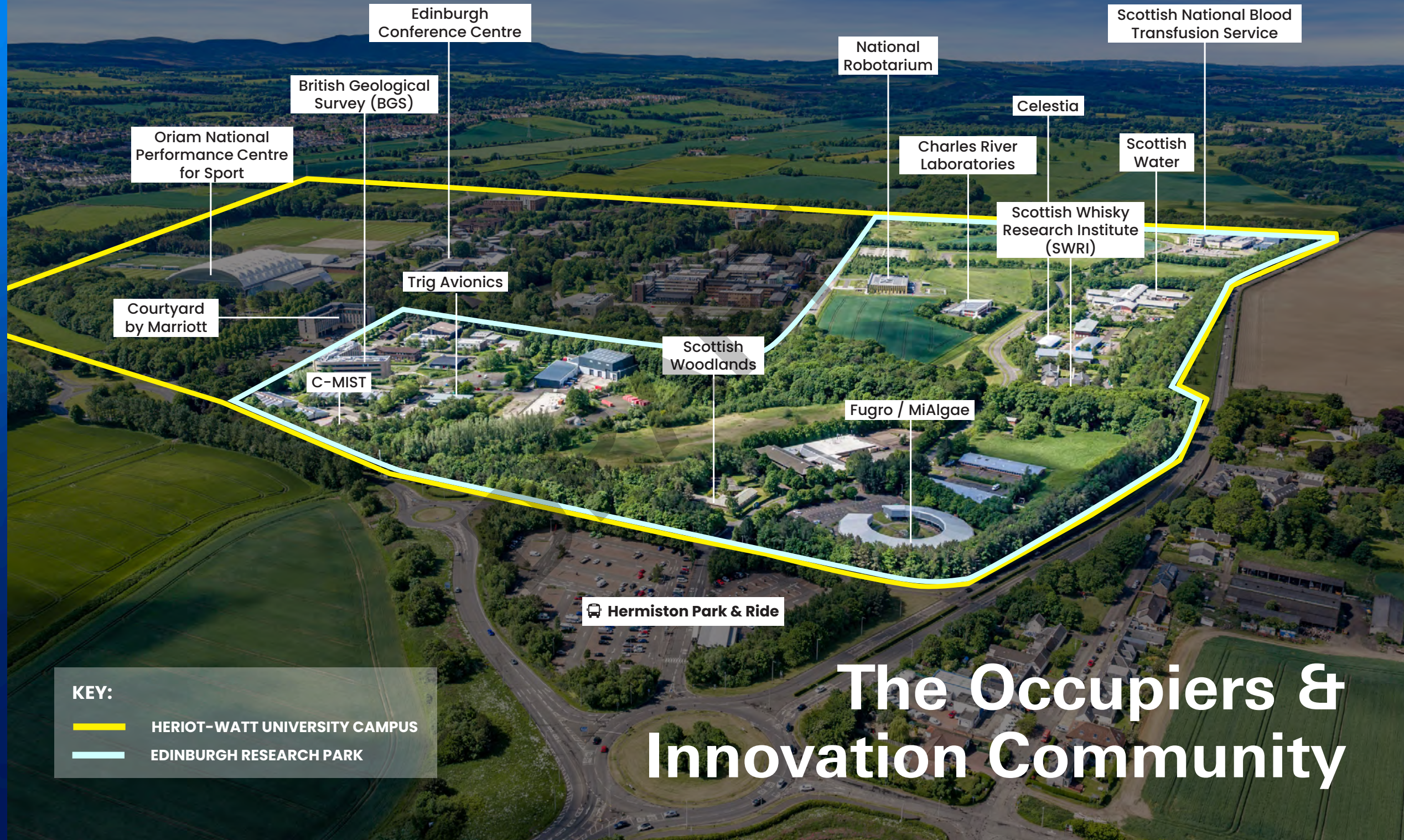
Over 1,000 employed within the 30 organisations*

10,000

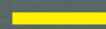
Potential to create as many as 10,000 jobs*

* Heriot-Watt University

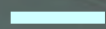




KEY:



HERIOT-WATT UNIVERSITY CAMPUS



EDINBURGH RESEARCH PARK

The Occupiers & Innovation Community

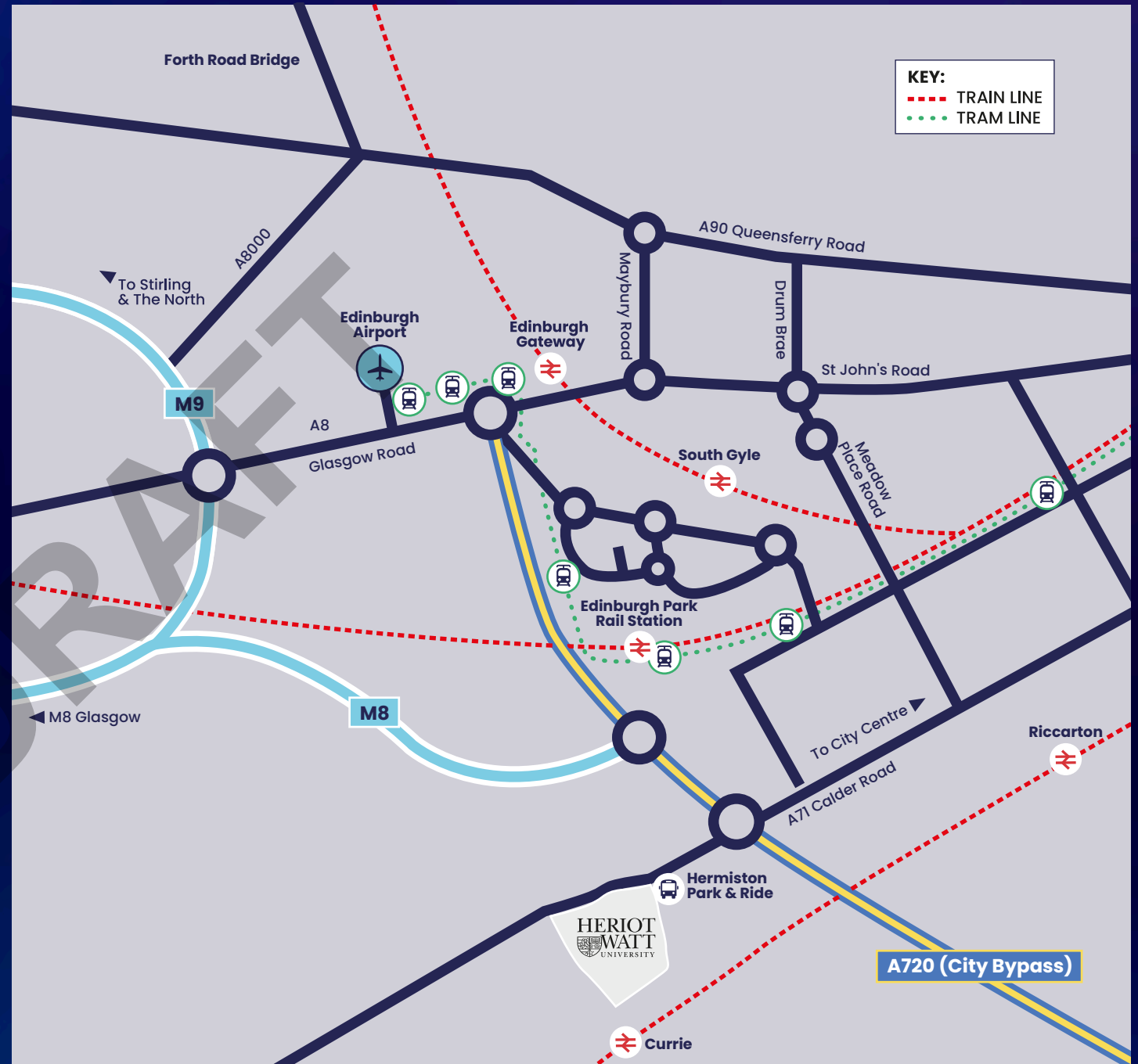


The Location

The unique location on the west side of Edinburgh has excellent connectivity being adjacent to the city bypass and M8 and benefits from immediate access to Hermiston Park and Ride for travelling into the city centre. Also close by are Curriehill and Edinburgh Park railway stations.

The Research Park provides a world-class environment with green spaces, conference facilities, cycle paths, catering outlets and meeting places, ten minutes from Edinburgh International Airport and twenty minutes from the city centre by car.

The Research Park sits alongside Heriot-Watt University – Riccarton Campus and has long established connections with its engineering and research facilities so whether you're a start-up or an established international company we can offer solutions to match your requirements. A place to grow and develop, where enterprising businesses can work alongside some of the most interesting industry partners to break new ground in a sustainable, globally connected innovation district.

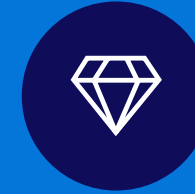




Edinburgh

Edinburgh is Scotland's capital city and one of the UK's most economically resilient and desirable urban centres.

With a city population of approximately 530,000, Edinburgh has experienced sustained long term growth and benefits from a highly skilled workforce and an internationally recognised quality of life. The city is ranked among Europe's leading locations for education, tourism, finance and technology and is home to world renowned universities. It is the UK's second largest financial services sector after London.



One of the world's most liveable cities



In 2024, 73.2% of the Edinburgh workforce in employment is educated to degree level or above



Greenest City in the UK

A WORLD CLASS PLACE TO LIVE



Edinburgh Waverley and Haymarket railway stations provide rail connections to destinations across Scotland and the UK.

Excellent air, road and rail connections link Edinburgh with the rest of the UK, Europe and beyond.

Edinburgh Airport is one of the UK's busiest international airports, with more than 37 airlines serving over 155 destinations worldwide.



Regular bus services operate between the Research Park and the city. There is a park and ride facility at the entrance to the Research Park.





Heriot-Watt University



www.hw.ac.uk

Heriot-Watt University's founding principles tailor the curriculum to the needs of modern society. The University has five international campuses across the UK, the United Arab Emirates and Malaysia, all of which offer a distinct university experience, a springboard for global economic growth, linking academia with business through a culture of enterprise and innovation.

The University is already home to the UK's new National Robotarium, where scientists are leading research into cutting-edge robotics and artificial intelligence, and GRID, where students are using virtual and augmented reality technologies to build in and explore the metaverse.

Core to Heriot-Watt University's overarching strategy is the creation of the four Global Research Institutes (GRIs).



Earth & Marine



Robotics & AI



Net Zero



Health & Care Engineering



13

Within an hours drive of 13 further education colleges and universities

1,800

More than 1,800 employees

3,000

The University has a global network through its 3,000 staff, 27,000 students, 170,000 alumni based in its three campuses in Scotland and major bases in Middle East (UAE) and South East Asia (Malaysia)

1st

According to a 2023 report by Novuna Business Cash Flow, the University is ranked 1st in the UK for producing CEOs and Managing Directors



Land For Development

Edinburgh Research Park enters an exciting new stage with outline planning consent to develop the remaining serviced plots.

An outstanding opportunity for developers, investors, and innovative firms looking to establish a presence or expand an existing operation.

With individual plots available for development, the Research Park provides the ideal location for any organisation looking to invest, expand, or move into dedicated space.

PLOTS AVAILABLE:

- | | |
|---------------|--------------|
| 1 35.72 ACRES | 5 1.88 ACRES |
| 2 4.43 ACRES | 6 8.86 ACRES |
| 3 7.61 ACRES | 7 2.72 ACRES |
| 4 5.26 ACRES | |



PLAY
VIDEO



66.5 ACRES
OF LAND FOR
DEVELOPMENT



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