



Health Innovation Hub

Linthouse, Glasgow, Scotland



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

Opening in Autumn 2025, the Health Innovation Hub (HiH) will 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 Living Laboratory, 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 will provide 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 will cater to companies of all sizes.

Situated in the dynamic Glasgow Riverside Innovation District (GRID), HiH will provide 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.

Location and transport links

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.

BY ROAD

1

MILE

Glasgow
City Centre

11

MILES

Glasgow
Airport

38

MILES

Edinburgh
Airport

45

MILES

Edinburgh
City Centre

BY RAIL

55

MINS

Edinburgh
(from Glasgow
Queen Street
Station)

167

MINS

Aberdeen
(from Glasgow
Queen Street
Station)

83

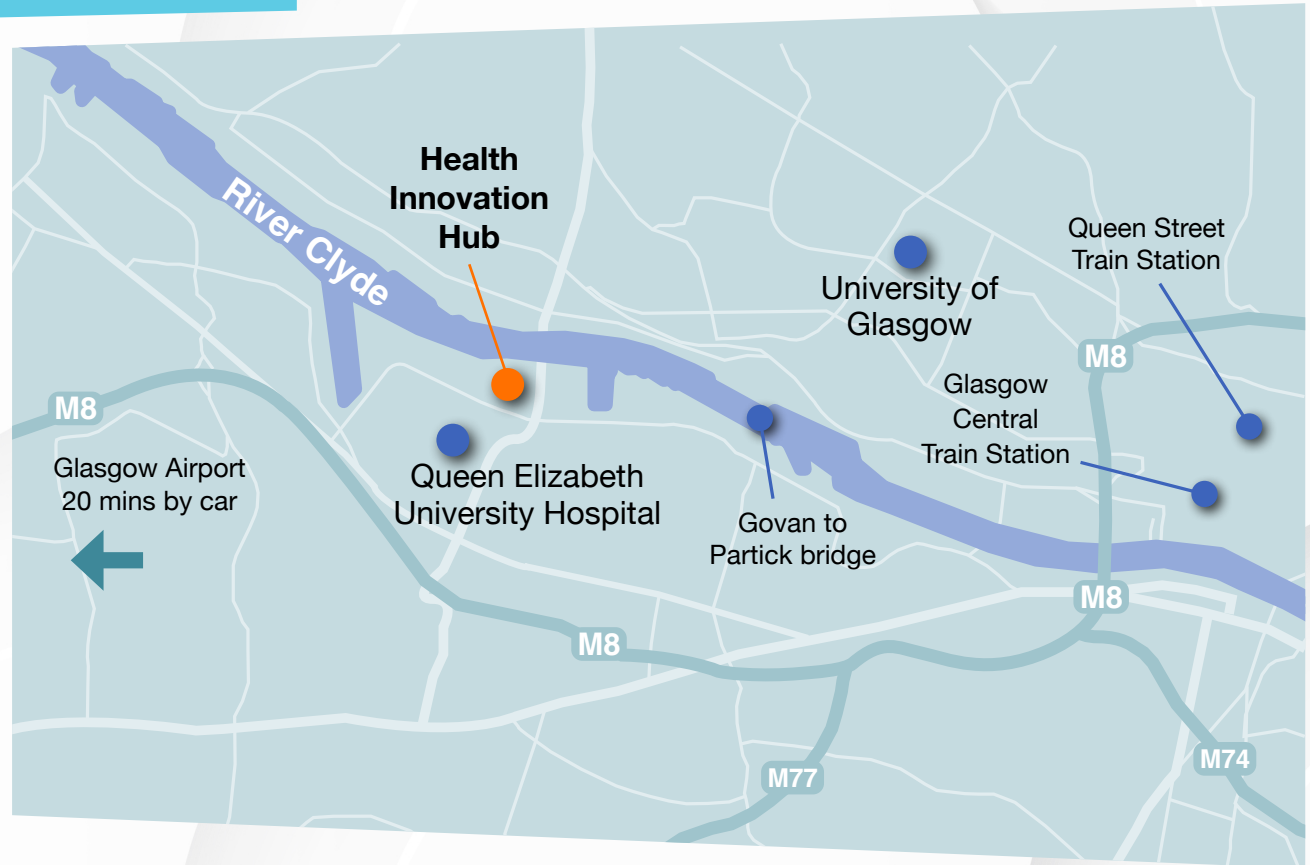
MINS

Dundee
(from Glasgow
Queen Street
Station)

78

MINS

Carlisle
(from Glasgow
Central Station)



An established ecosystem of innovation in the heart of Glasgow

GLASGOW
RIVERSIDE
INNOVATION
DISTRICT

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.

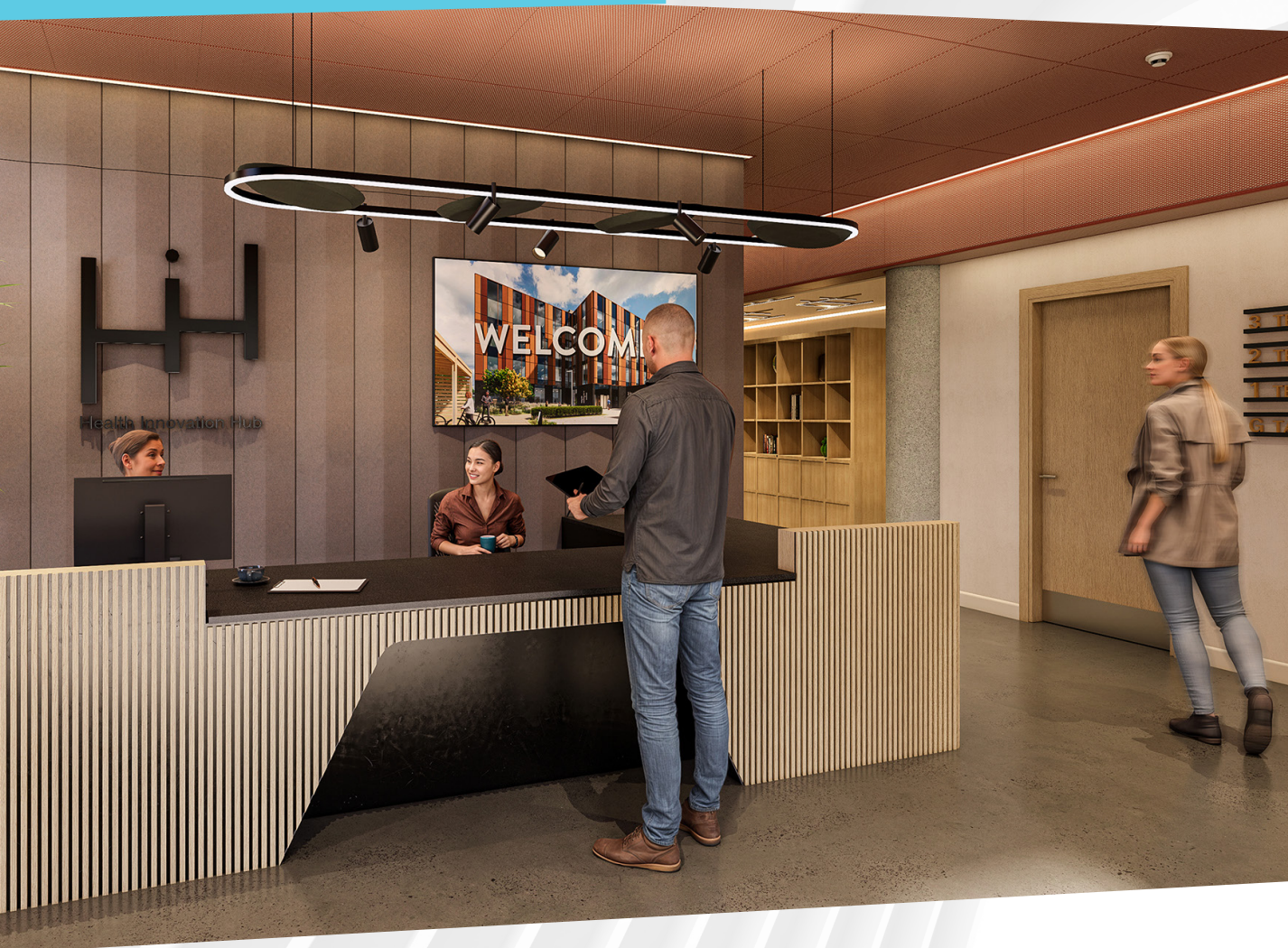
Join Glasgow's Clinical Innovation Zone (CIZ)

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:



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 Room



Electric vehicle charging points



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.

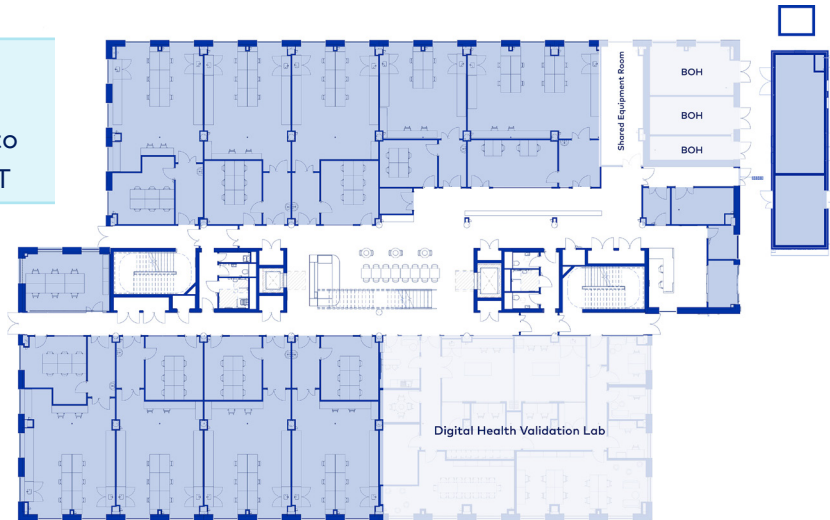
- HiH is designed for CL2 wet labs
- Chemistry requirements can be accommodated in the building with dedicated extract to atmosphere provisions
- Centralised LN2 cylinder will be located outside the building along with piped Co2, Nitrogen and compressed air
- Minimum of 6 air changes per hour in all 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



Floorplans

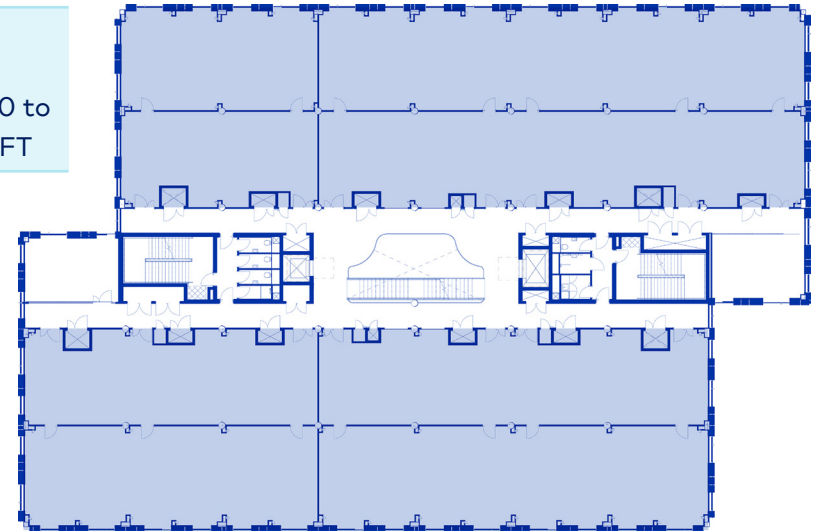
Level 0

From 1,135 to
21,613 SQ FT



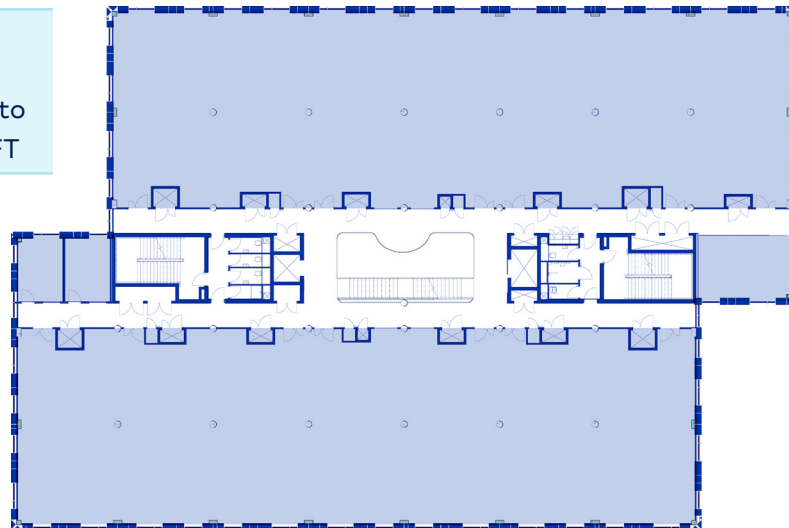
Level 1

From 2,190 to
21,118 SQ FT



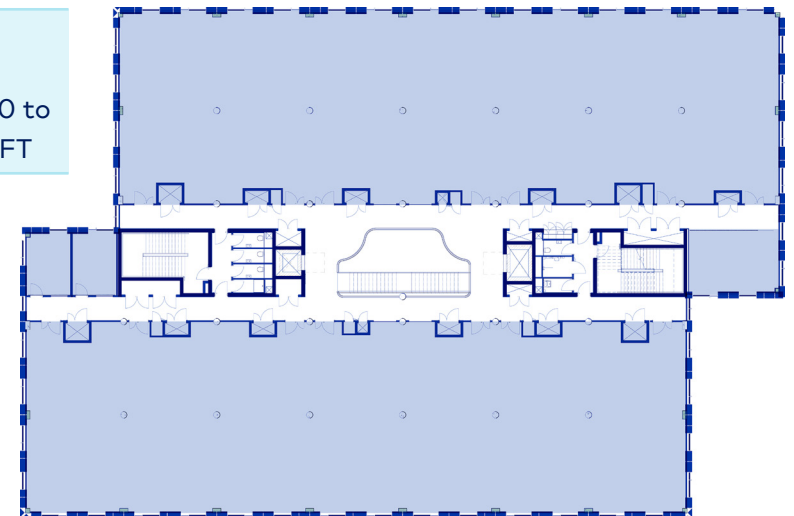
Level 2

From 2,190 to
21,064 SQ FT



Level 3

From 2,190 to
21,118 SQ FT



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



The 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.



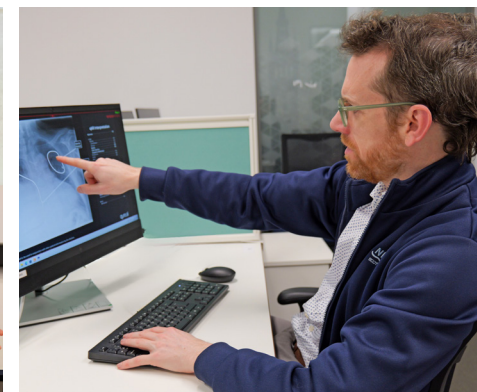
A Thriving Healthcare Innovation Ecosystem

The Health Innovation Hub will work 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 will be central to this mission, creating new job opportunities, enhancing skill 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.

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.

“ 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

“ 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

“ 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.



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