



BIOCITY GLASGOW

Part of Pioneer Group

Bo'Ness Road, Newhouse ML1 5UH
Laboratories | Offices | Investment | Business Development



The nucleus of biotechnology.

Renowned for its excellence in pharmaceutical and biotherapeutics research, BioCity Glasgow is a 22-acre biotech incubator situated on the outskirts of Glasgow offering state-of-the-art pharmaceutical-grade site security.

This thriving hub fosters a collaborative, interactive and close-knit community, making it a prime location for businesses in the life sciences sector. With its unique resources and collaborative ecosystem, BioCity Glasgow provides an outstanding foundation for businesses of all sizes to thrive and establish roots.



Ecosystem

Facilities

Location

Site Map

Pioneer Group

Contact Us





BioCity Glasgow | *Sir James Black Building & Lake*



Ecosystem

“Joining the Pioneer family has significantly helped our growth. The flexible workspaces, collaborative scientific community and access to shared expertise have been very useful to our team’s innovation and success”

Carol Thomson | CEO, BDD Pharma

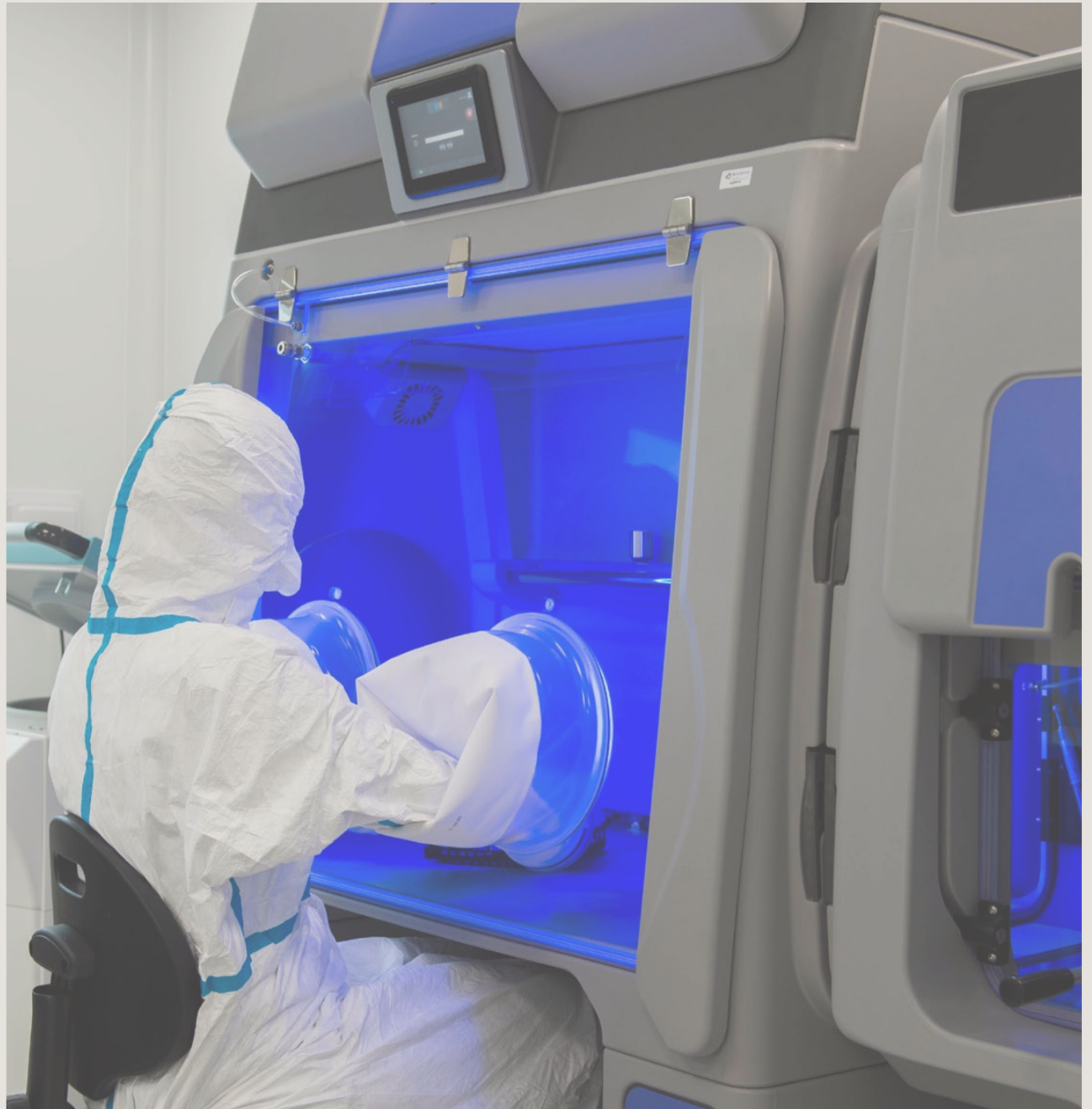
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BioCity Glasgow is the ideal environment for emerging businesses, start-ups, and scale-ups to grow.

BioCity Glasgow is part of the Pioneer Group, the UK's most connected and successful cluster of science and technology companies.

When you move onto a Pioneer Group site, you join a vibrant community that supports every organisation from early-stage spin-outs to large corporations working in every stage from research & development to manufacture & distribution. We also welcome professional services and supply chain partners.

Our community is united by a common purpose: to commercialise science and technology to address human and planetary health challenges.





Nutrition sensing

Systems at multiple scales that detect and respond to nutritional flux.

Aging

The impact of the accumulation of a wide variety of molecular and cellular damage over time. This leads to a gradual decrease in physical and mental capacity, a growing risk of disease and ultimately death. These changes are neither linear nor consistent

Ecosystem

At Pioneer Group our nationwide collective includes government catapults, large pharma, universities, venture capital, CROs, CDMOs, regulatory specialists, large FMCG, corporate venture funds, industry representative bodies, healthcare providers, professional services firms, and supply chain partners.

[Find out more here](#)

We curate and energise our ecosystem in a number of different ways:

- CXO dinners
- Tenant business lunches
- Industry workshops and white papers
- Innovation competitions
- Investor pitch days
- Online webinars
- Onsite social events
- Expert Mentor Network
- Charity and STEM school days

The outcomes of which are extensive but can include:

- New collaborations and new business
- New funds raised
- Novel innovations in-licensed
- Shared scientific equipment and resources
- Joint grant applications
- Government lobbying
- Shared business lessons learned
- Employee attraction and retention
- Improved corporate social responsibility

Venture Building

For spin-outs, start-ups, and scale up companies, we also run a series of programmes to accelerate your growth, and we have our own in-house venture capital funds to back the most promising opportunities.

[Find out more here](#)





Facilities

“The shared facilities, cafe and meeting rooms are added bonuses that come with the tenancy. This way we can focus more of our resources in R&D, sales and manufacturing.”

Gerard Macias Sotuela PhD | Director, Macias Sensors Ltd

Where scientists, technologists,
entrepreneurs & engineers work on
tomorrow's solutions today.

The Site

Established in 2012, BioCity Glasgow – along with BioCity Nottingham & MediCity Nottingham - was one of the first Bioscience incubators offering state-of-the-art laboratories and commercial office space, alongside business support and services to early-stage companies in the life science sector.

Laboratories

We can offer start-up labs, fully fitted labs and everything in between. We offer full flexibility in accommodating your requirements. Our range of quality lab spaces can be adapted as required. We can work with you to get your ideal space by providing minor alterations or custom fit-outs.

Prime Location

BioCity Glasgow in Newhouse, North Lanarkshire, Scotland is an existing 22-acre biotech incubator site located approx. 13 miles east of Glasgow's city centre, off junction 6A of the M8 motorway connecting Glasgow and Edinburgh, providing easy access to two airports and two local train stations. A former MSD research facility, BioCity Glasgow has robust occupier strengths in the pharmaceutical and biotherapeutics research markets.

[View available spaces to rent](#)



Laboratory Facilities

Our first-rate range of well-equipped lab facilities enables companies to carry out development work in a research-oriented environment. With 75,000 Sqft labs of varying sizes on-site, we know what it takes to help you run your lab facility smoothly.

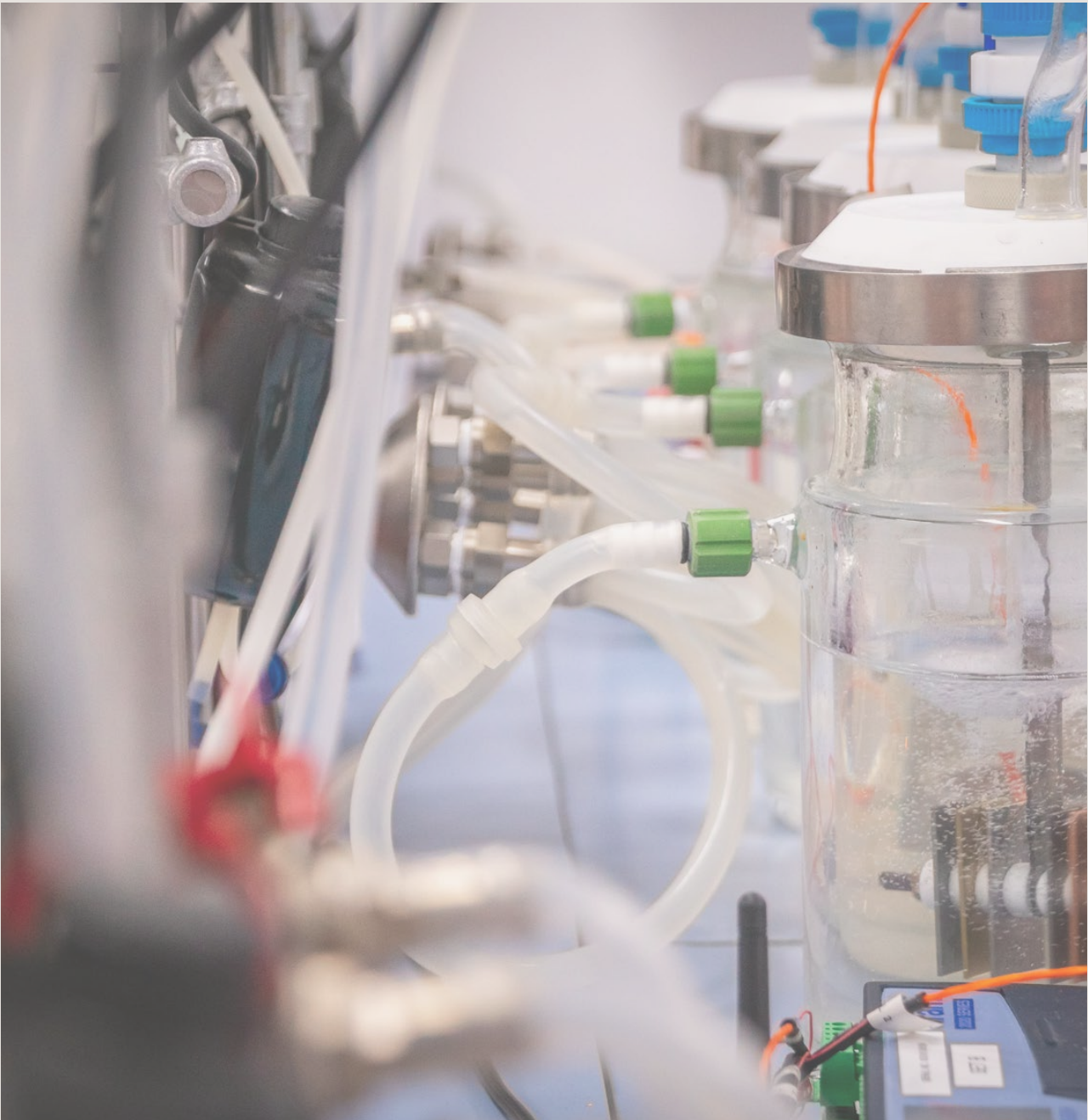
Fully serviced labs

- Worktops, under-bench units & sinks
- Fire detection & fire-fighting equipment & emergency showers
- COSHH compliant & tested fume cupboards
- Compressed air
- Hot & cold water
- Chemical & gas cylinder storage areas
- Chemical waste area
- Lockers & shower rooms

Shared Services

We offer labs and shared equipment on a pay-as-you-go basis reducing operational costs and capital expenditure.

Autoclave	Water Purification System
Glass Wash	Clinical Waste Store
Ice Machine	Gas and Waste Solvent Stores



Office Space

With over 27,000 sqft of dedicated office space here at BioCity Glasgow, ranging from a single office/write-up space or larger open plan configurations.

- Available on flexible terms
- Wi-Fi across full site
- Hospitality services
- Cleaning & building maintenance
- Recycling & refuse disposal
- Post services
- Use of our on-site meeting rooms, lecture theatre, and exhibition space





Staffed Reception



Meeting Rooms



Gas & Chemical
Storage Area



On-Site Parking



Secure Bicycle
Storage



Fitness Room &
Shower Facilities



Café



On-Site
Security



Lecture Theatre &
Exhibition Space

Making Life Easier

Food & Drink On-Site | Nowhere Café

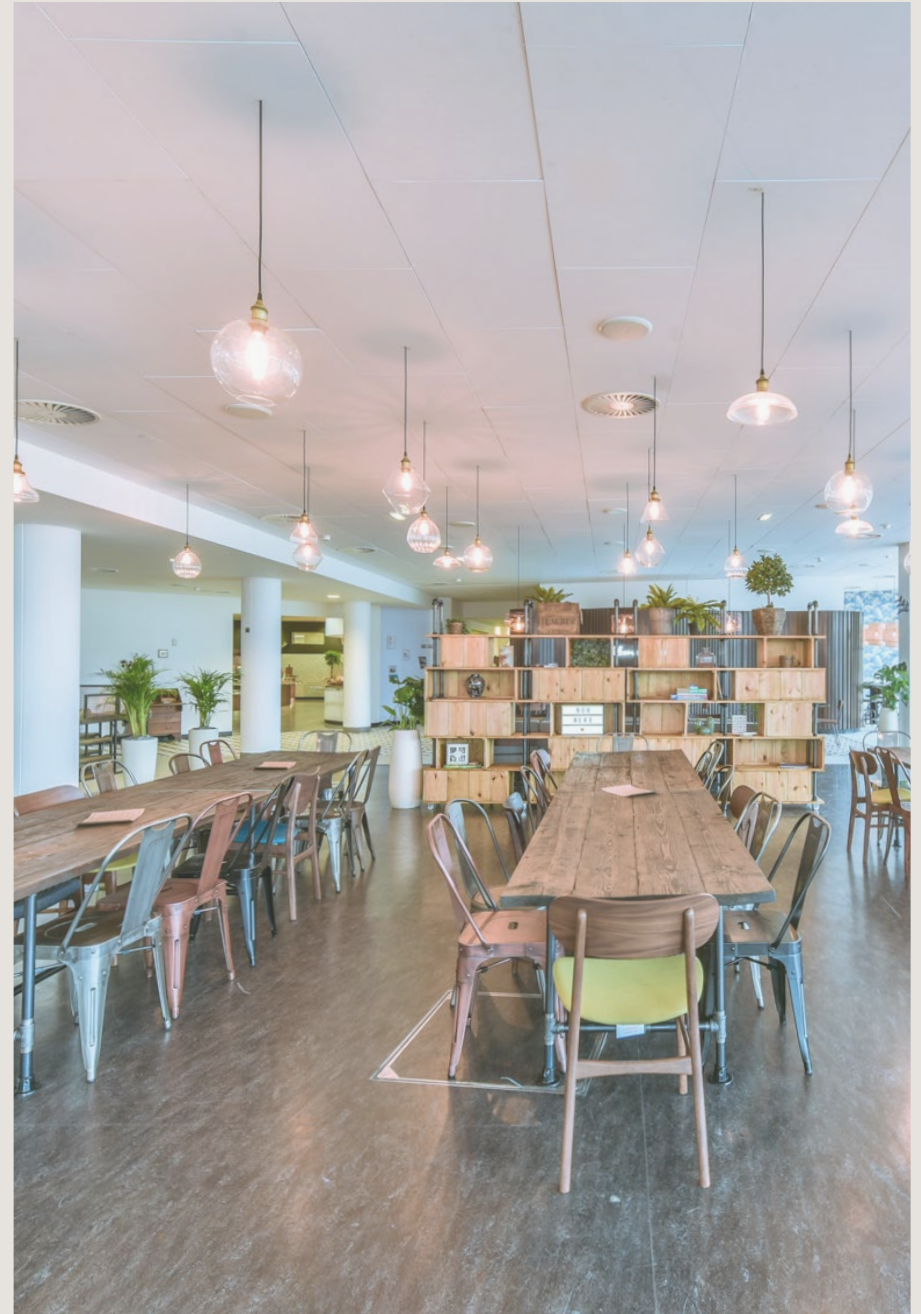
With family-sized tables, comfy seating and a relaxed atmosphere. Nowhere is the perfect place to eat, take a break from work or catch up with colleagues and friends in the BioCity community. Hot food, sandwiches & snacks are available for breakfast and lunch.

Nowhere serves a seasonal menu made fresh in-house with locally sourced ingredients and serves quality coffee.

It's the hub of the community, with pop-up events taking place regularly, air hockey and foosball table.

Fitness Room

Fitness room with treadmill, exercise bike, cardio equipment and yoga mats. Why not take some time out before, during or after work to enjoy!

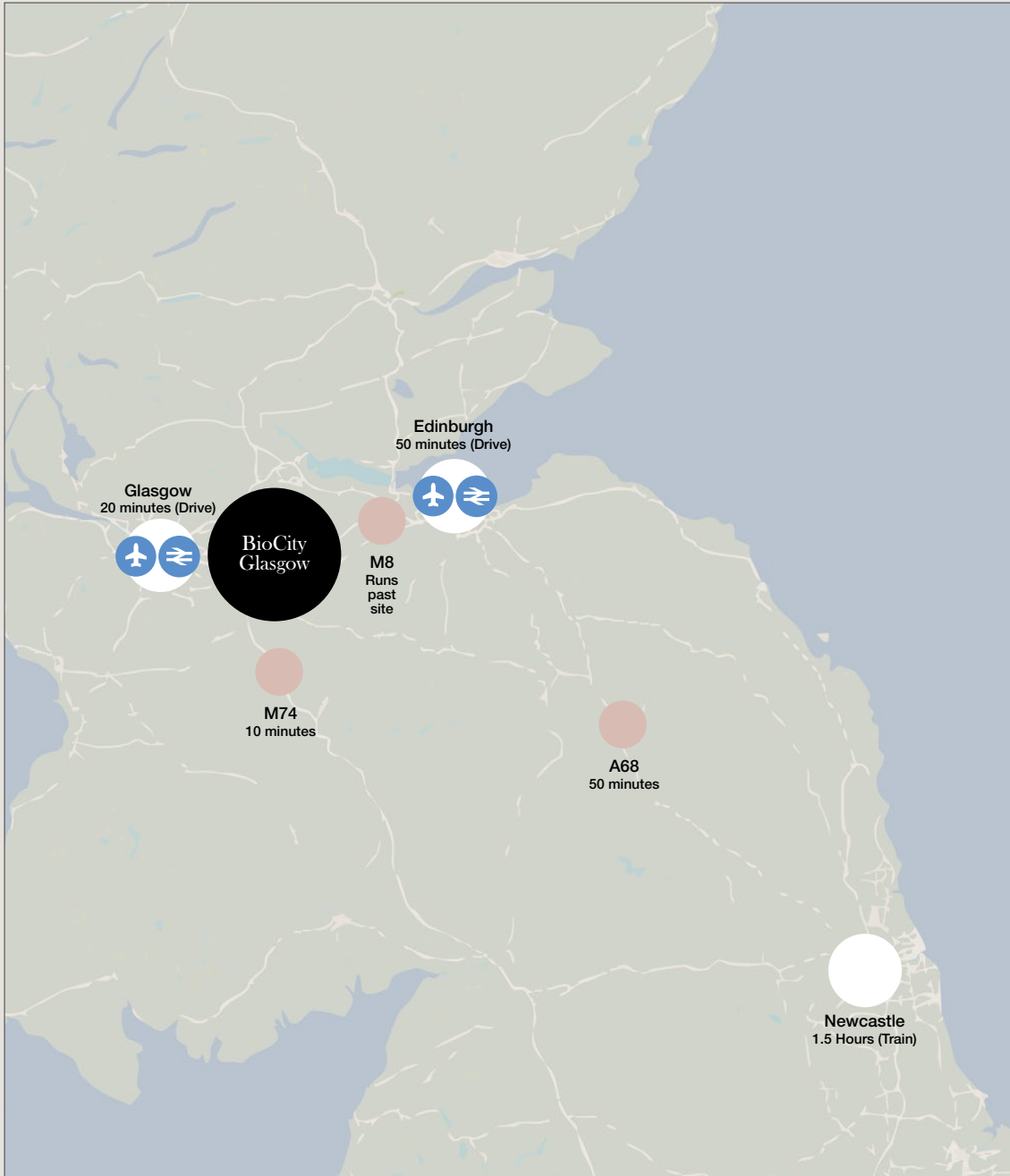




Location

“Having our headquarters located in the heart of Scotland’s Central Belt, makes it attractive for commuting employees from Glasgow, Stirling and Edinburgh areas. Plus it is close to two international airports, which makes it helpful for us to visit our clients in Europe and overseas.”

Gerard Macias Sotuela PhD | Director, Macias Sensors Ltd



Connected

For those travelling by car, the M8 motorway is minutes away, ensuring quick connections to the wider region. Additionally, Glasgow Airport is conveniently close, offering access to national and international destinations, making BioCity Glasgow a well-connected hub for business and innovation.



Air Links

Edinburgh Airport:
30 mins by car (28 miles)
Glasgow Airport:
30 minutes by car (22 miles)



Drive

Glasgow:
20-minutes by car (13 miles)
Edinburgh:
50-minutes by car (35 miles)
BioCity Glasgow is adjacent to the M8.



Train

Airdrie Train Station:
10-minutes by car (3 miles)
with frequent trains to Glasgow
and Edinburgh.
Glasgow: 40-minutes
Edinburgh: 50-minutes
Motherwell Train Station:
10-minute by car (4.6 miles)
with frequent trains to Glasgow,
Edinburgh, and London.



Bus

Two bus stops outside
BioCity Glasgow,
which can take you to
Motherwell, Airdrie,
Bellshill and Coatbridge.

The Region

Business-Friendly Environment

Supportive local authorities, robust infrastructure, and a diverse economy.

Innovative Research

BioCity Glasgow is home to a broad range of companies, from university spin-outs and entrepreneurial start-ups to established UK firms and international subsidiaries.

Supportive Ecosystem

Collaborative network of chambers, associations, and government initiatives - a nurturing business community designed to support growth and innovation.

Skilled Workforce

Access to a skilled and diverse talent pool



Partners

BioCity Glasgow thrives through strong partnerships with organisations in Scotland and nationally. These include:

- North Lanarkshire council
- Business Gateway
- Scottish Enterprise
- UKSPA
- OBN
- One Nucleus
- Fusion Assets Ltd
- University of Glasgow
- University of Strathclyde

Our local collaborations provide our tenants with access to cutting-edge research and valuable industry connections.





Site Map



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Map Key

- 5 Building 5
- 21 Building 21
- 22 Building 22
- 28 Building 28
- 30 Building 30
- 31 Sir James Black Building / Building 31
- 41 Building 41
- Restaurant / Gym
- Cycle Parking
- Disabled Parking
- Site / Building Entrance
- Visitor Car Parking
- Car Parking
- Reception
- Development Area



MSC



Pioneer Group



Tackling human and planetary health challenges

Across the UK and Ireland, Pioneer provides real estate, venture building and investment expertise to companies tackling human and planetary health challenges.



At a glance

6,400 people working on sites

300K sq ft under development

2.6M sq ft of laboratories

10 locations across Europe

2M sq ft future development planned

VC investment fund



part of Pioneer Group

[View available spaces to rent](#)

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