Scottish Enterprise

Scottish Government
Riaghaltas na h-Alba

CBRE

# Life Sciences Property Supply & Demand Analysis

Scottish Enterprise Geographical Areas

**Update 1 · H1 2026**

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# Key Takeaways

**70**

### active enquiries

Live requirements for lab and office space, led by companies in BioTech and Health Tech.

**+100,899**

### sq. ft. demand gap

Lab & office demand (497k sq. ft.) now outweighs available supply (396k), roughly 1.25x supply.

**395,896**

### sq. ft. available now

Existing occupiable space in 2026 consists of Lab & office space.

**1st**

### committed industrial scheme

Clyde Gateway's XWORKS Dalmarnock (44,934 sq. ft., 2027): the area's first committed industrial/TechBox supply.

**25**

### transactions since the 2025 report

122,058 sq. ft. take up which is made up of lab and office space by start-ups and SMEs.

**£35m**

### Life Sciences Accommodation Programme

New Scottish Enterprise grant support aimed squarely at closing the lab-space supply gap.

*CBRE Research, H1 2026. This update focuses on key changes over the six months since the 2025 report.*

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# WHAT'S CHANGED

Regulatory, funding and market sentiment since the 2025 report

# Regulatory & Policy Landscape

### UK Life Sciences Sector Plan

Published July 2025 and now one year on, the 10-year plan aims to make the UK Europe's leading life sciences economy by 2030. It reports around £3bn of investment attracted, commercial clinical-trial set-up times cut from 169 to 122 days, and a new joint MHRA - NICE approval route expected to shorten time to market by up to six months.

### UKRI's biggest overhaul since 2017

From April 2026, UKRI moves from research council-by-council budgets to three funding ‘buckets’ - curiosity-driven research, government priorities, and support for innovative companies. The overall budget rises toward £10bn by 2030, but curiosity-driven research is held flat and several councils paused programmes during transition.

### Office for Investment expands

The Office for Investment continues to grow under the Minister for Investment, and a dedicated Office for Investment: Financial Services became fully operational in October 2025 - a free concierge service helping global firms navigate UK regulation and site selection.

### M&A & investment screening reform

Reforms to the National Security and Investment Act (consultation 2025, response March 2026) refine the sectors requiring mandatory notification and exempt lower-risk deals, while the CMA's ‘4Ps’ programme of 75 merger reforms signals a more pro-growth, navigable regime.

*Sources: see appendix. Policy developments summarised from public sources, Aug 2025 - Jul 2026.*

# Funding Environment

## A structural shift in where capital comes from

According to BIA, in 2025 the UK Biotech venture capital was down about 13% on 2024, in what the sector describes as “a year of caution and strategic maturation rather than retreat”. The quality of UK science is not in question; the challenge is who funds it.

The defining issue remains reliance on overseas capital. international investors make up the majority of later-stage rounds, while UK domestic institutions (especially pension funds) have historically been largely absent.

That is now beginning to change. The Mansion House reforms commit pension providers to allocate a minimum share of defined-contribution funds to unlisted equities by 2030, with life sciences a named beneficiary, and the first pension-backed deals into the sector have appeared. The British Business Bank's capacity has expanded materially, with new vehicles designed to crowd in private and pension capital.

**13% ▼**

UK biotech VC in 2025, down 13% on 2024: caution, not retreat.

**Majority**

of later-stage funding still comes from overseas investors, not UK institutions.

**Mansion House**

pension reforms + expanded British Business Bank aim to unlock domestic capital.

*Sources: see appendix. BIA and related public sources.*

# Market Sentiment: Demand & Supply

## DEMAND

*Broadening and converting*

Sentiment on the demand side has strengthened. Active enquiries now stand at 70, weighted heavily toward lab & office space and dominated by companies in BioTech and Health Tech, consistent with the first report's profile.

According to the stakeholders, more than half of enquiries are already progressing, and a meaningful share originates from outside Scotland, pointing to genuine inward-investment interest. The size profile, mostly sub-2,500 sq ft, reflects a healthy, homegrown base of start-ups taking their first or second space.

**The clear signal is that demand for lab and office space is now beginning to outweigh available supply, the key will be seeing how much of this demand translates into space being taken up.**

## SUPPLY

*Slow to respond, but moving*

Supply has moved only modestly over the last six months, as expected for such a short period. Existing availability eased slightly in Edinburgh and held broadly stable elsewhere.

The most significant shift is in Glasgow & Lanarkshire, where new lab space came forward and the area recorded its first committed industrial/Mid-Tech scheme (Clyde Gateway's XWORKS, 2027). Beyond this, most pipeline supply remains proposed rather than committed, concentrated in Edinburgh and Glasgow.

**Sentiment is cautiously positive: developers are responding, and the now launched £35m Life Sciences Accommodation Programme is designed to close the viability gap and accelerate delivery.**

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# FUNDING

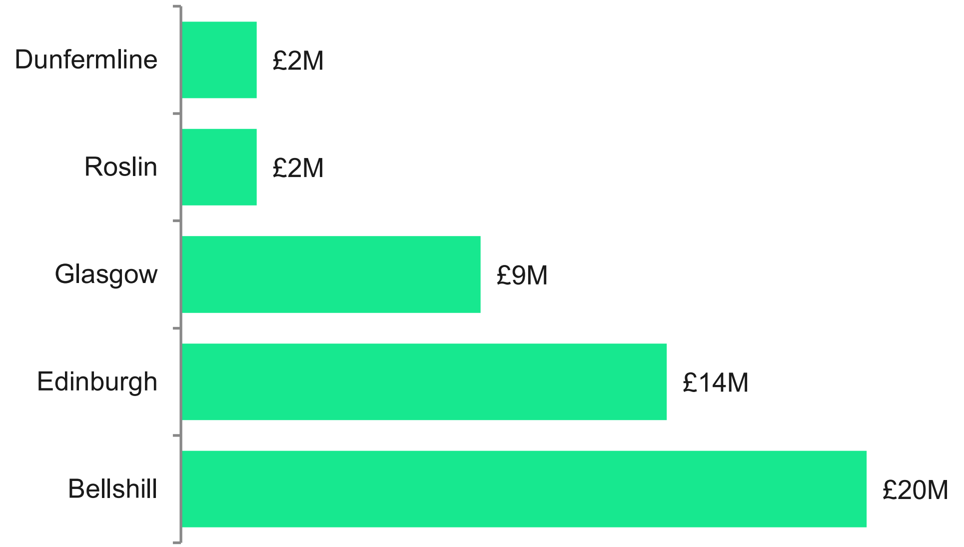
Venture capital and the investment landscape

# 2026 so far, and the outlook

## £47M

raised in H1 2026 across 20 companies

H1 2026 funding by city (£M)




### Sentiment for the rest of 2026

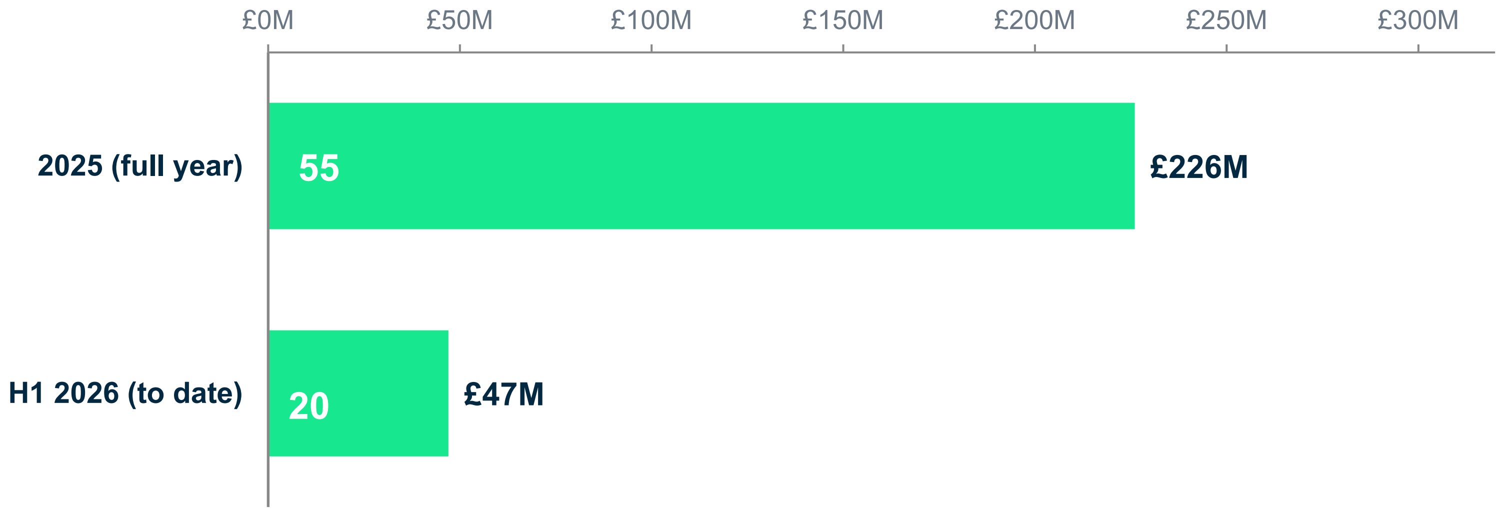
The market enters the second half of 2026 in good health. Scotland remains the UK's leading destination for foreign direct investment outside London, and a record number of new investors entered the Scottish risk-capital market over the past year, with median deal sizes rising. Early-stage life sciences activity is broadening beyond Edinburgh and Glasgow, and government support, most notably the £35m Life Sciences Accommodation Programme, is aimed squarely at converting this pipeline into occupied space.

### Challenges ahead, and reasons for optimism

Attracting later-stage and international capital remains the key challenge: most large rounds still rely on investors from outside Scotland, and the step-up from seed to scale-up funding is where companies are most stretched. Encouragingly, UK policy is moving to help. Mansion House pension reforms and the British Business Bank's expanded capacity are beginning to channel domestic capital toward the sector, and Scotland's strong, home-grown investor base continues to recycle returns into new ventures.

*Source: PitchBook & CBRE Research. USD converted to GBP at $1 = £0.79. Figures based on last financing size and may be revised.*

# Scotland life sciences funding: 2025 vs H1 2026




**£4M**
avg deal size

**£2M**
avg deal size

## Note on interpretation

2026 covers only the first half of the year, so a lower total is expected at this stage rather than a decline. Both years include all funding types (VC, seed, angel, grant and accelerator) on the same basis as the first report. The 2025 figure is drawn from the dataset used for the first report; H1 2026 is a fresh PitchBook analysis. Figures are frequently revised as round values are confirmed. The full-year 2026 position will become clearer in the next update.

*Source: PitchBook & CBRE Research. USD converted to GBP at $1 = £0.79. Figures based on last financing size and may be revised.*

# Notable Scottish fund-raises

Selected VC raises across the regions, including companies taking new space in the cluster.

### Roslin Technologies
**£16M**

Edinburgh

raised · 2025-01

Animal stem-cell technology for cultivated meat and animal health, spun from the Roslin Institute.

### Bioliberty
**£7M**

Edinburgh

raised · 2026-03

AI-powered robotic gloves for muscle recovery and rehabilitation; a BioQuarter-linked scale-up taking new space.

### EnteroBiotix
**£20M**

Glasgow · Bellshill

raised · 2026-04

Microbiome therapeutics developing treatments derived from the gut microbiome.

### Nami Surgical
**£8M**

Glasgow

raised · 2025-07

Surgical robotics developing ultrasonic technology for keyhole surgery.

### Ace Aquatec
**£11M**

Dundee

raised · 2025-05

Aquaculture technology improving fish welfare and sustainable seafood production.

### PhaSER Biomedical
**£2M**

Dundee

raised · 2025-02

Photonics and laser-based medical technology developed in Dundee.

*Source: PitchBook & CBRE Research. USD converted to GBP at $1 = £0.79. Figures based on last financing size and may be revised.*

04

# DEMAND ANALYSIS

Active enquiries and recent transactional activity

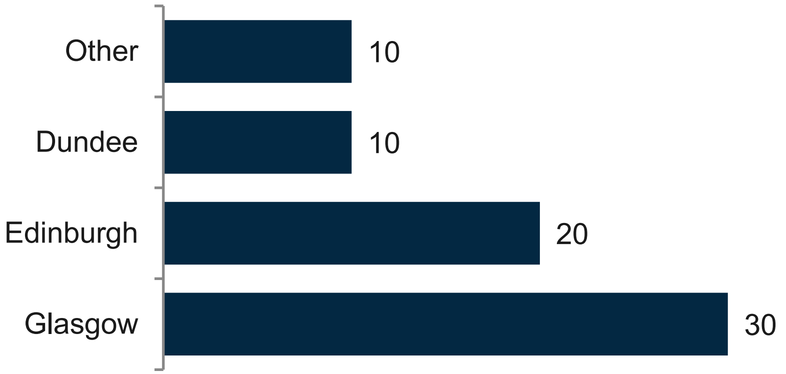
# Active Enquiries: The Demand Picture

**70**

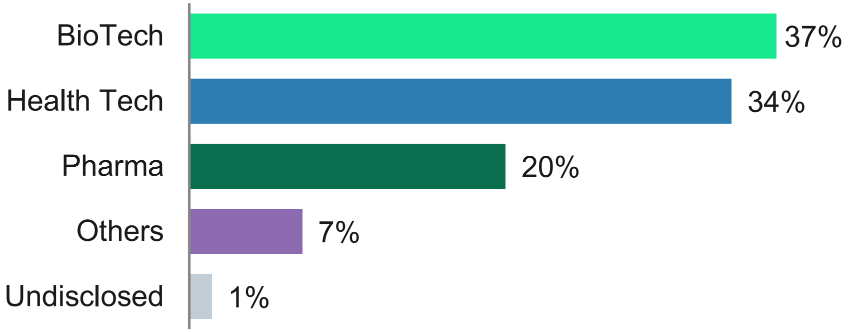
active enquiries

companies with live requirements for lab, office or industrial space across the geographical regions

Where are the enquiries for? (number of enquiries)




Which sectors are active?




## Key signals

### 18 of 70

enquiries originate from outside Scotland (England, Wales and International), a marker of inward investment interest.

### 39 of 70

enquiries are already progressing or early-progressing, indicating an active, converting pipeline.

### BioTech & Health Tech

account for the majority of active requirements, consistent with the first report's lab-led demand profile.

*CBRE Research – H1 2026*

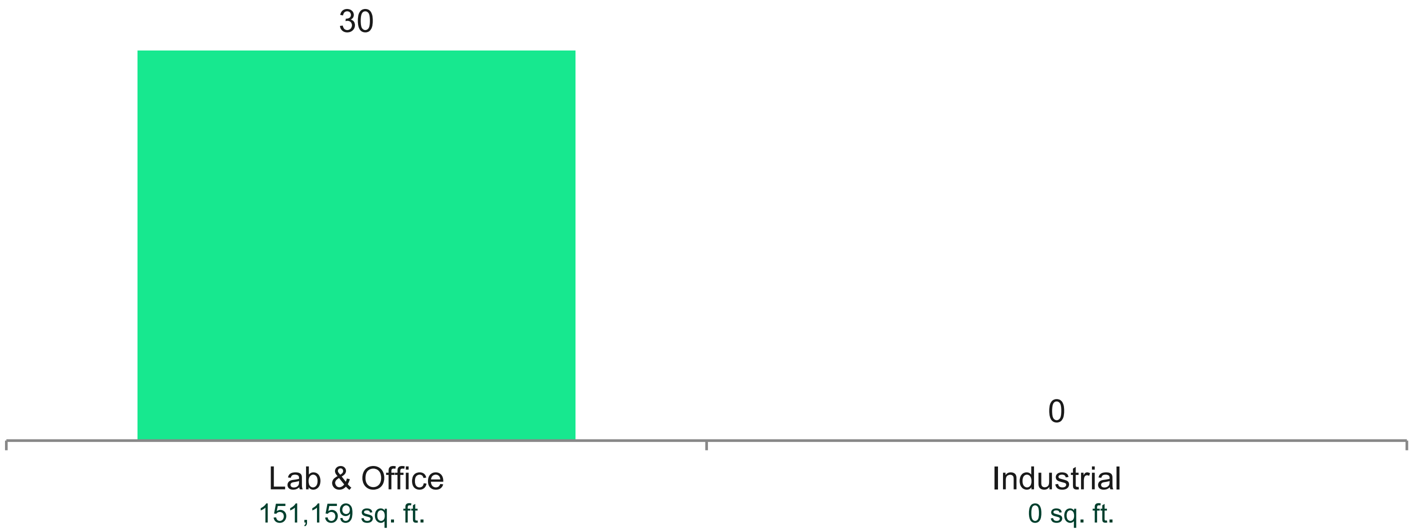
# Glasgow & Lanarkshire

**30**
active enquiries

**151,159**
sq. ft. of demand

**43%**
of all enquiries

Enquiries by use type: number and size (sq. ft.)




*CBRE Research - H1 2026*

### Regional read

Glasgow leads on volume with 30 active enquiries, the largest of any region. Demand is overwhelmingly lab-led, reflecting the cluster forming around the West of Scotland Science Park and Glasgow Riverside Innovation District (and key activity around Kadans' Health Innovation Hub). The spread of requirement sizes, weighted toward smaller footprints, points to a healthy base of homegrown start-ups and scaling companies rather than a few large mandates.

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# Edinburgh & Lothians

**20**

active enquiries

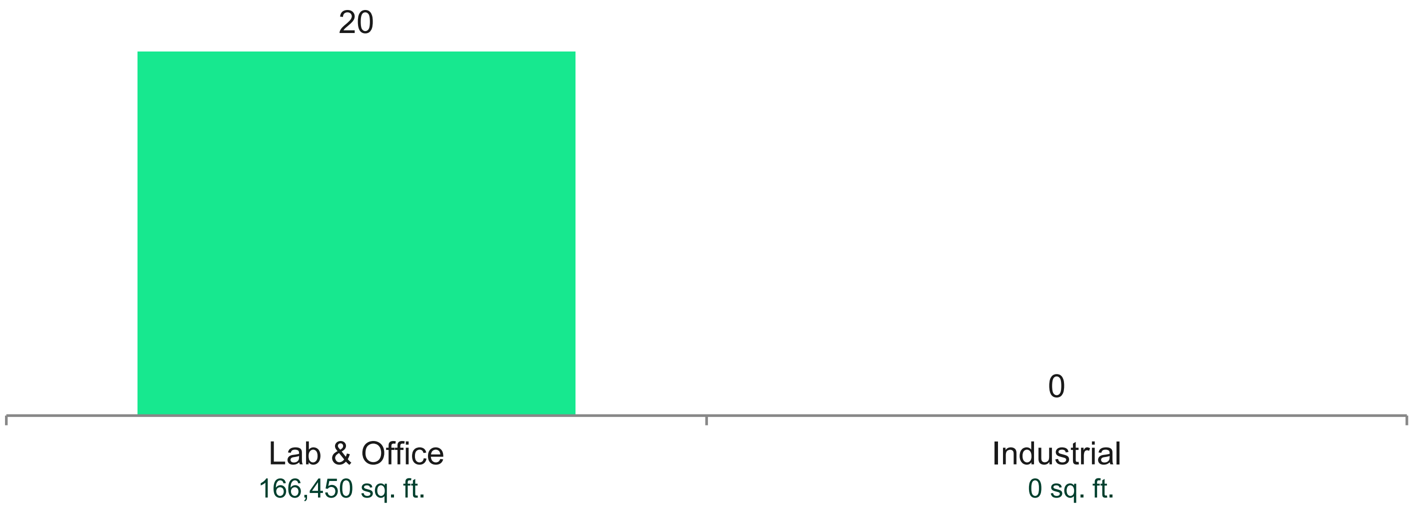
**166,450**

sq. ft. of demand

**29%**

of all enquiries

Enquiries by use type: number and size (sq. ft.)




*CBRE Research - H1 2026*

### Regional read

Edinburgh carries the largest volume of space sought at 166,450 sq. ft. across 20 enquiries, skewed by a small number of larger lab requirements alongside a broad base of smaller ones. The Technopole, BioQuarter and Heriot-Watt Research Park anchor demand, and the region continues to attract inward-investment interest from outside Scotland.

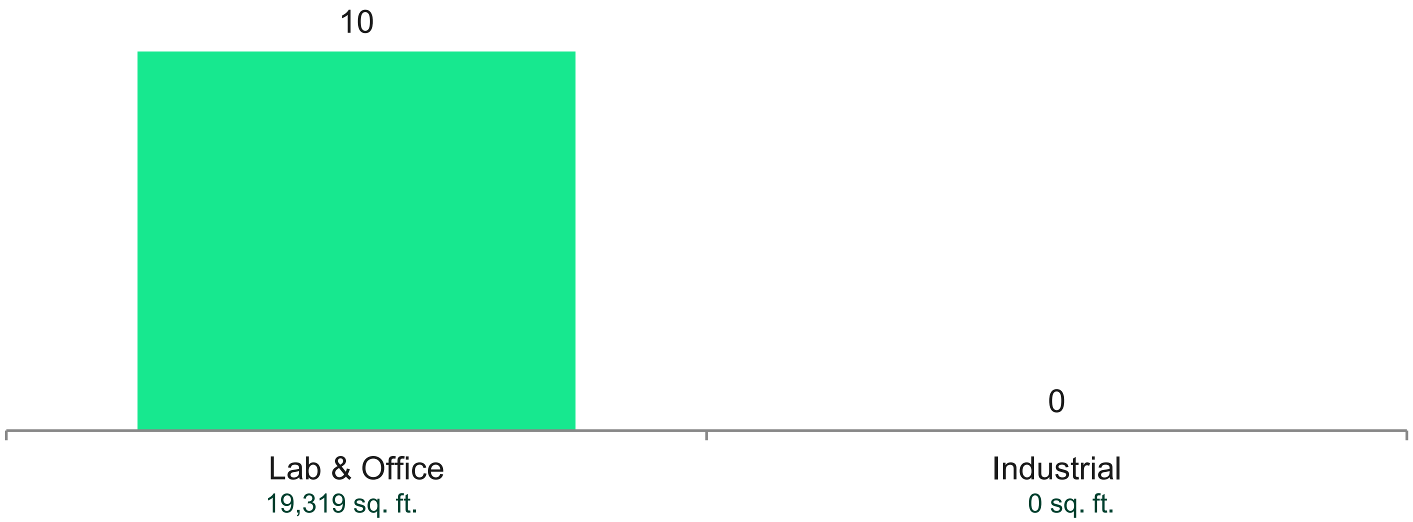
# Dundee

**10**
active enquiries

**19,319**
sq. ft. of demand

**14%**
of all enquiries

Enquiries by use type: number and size (sq. ft.)



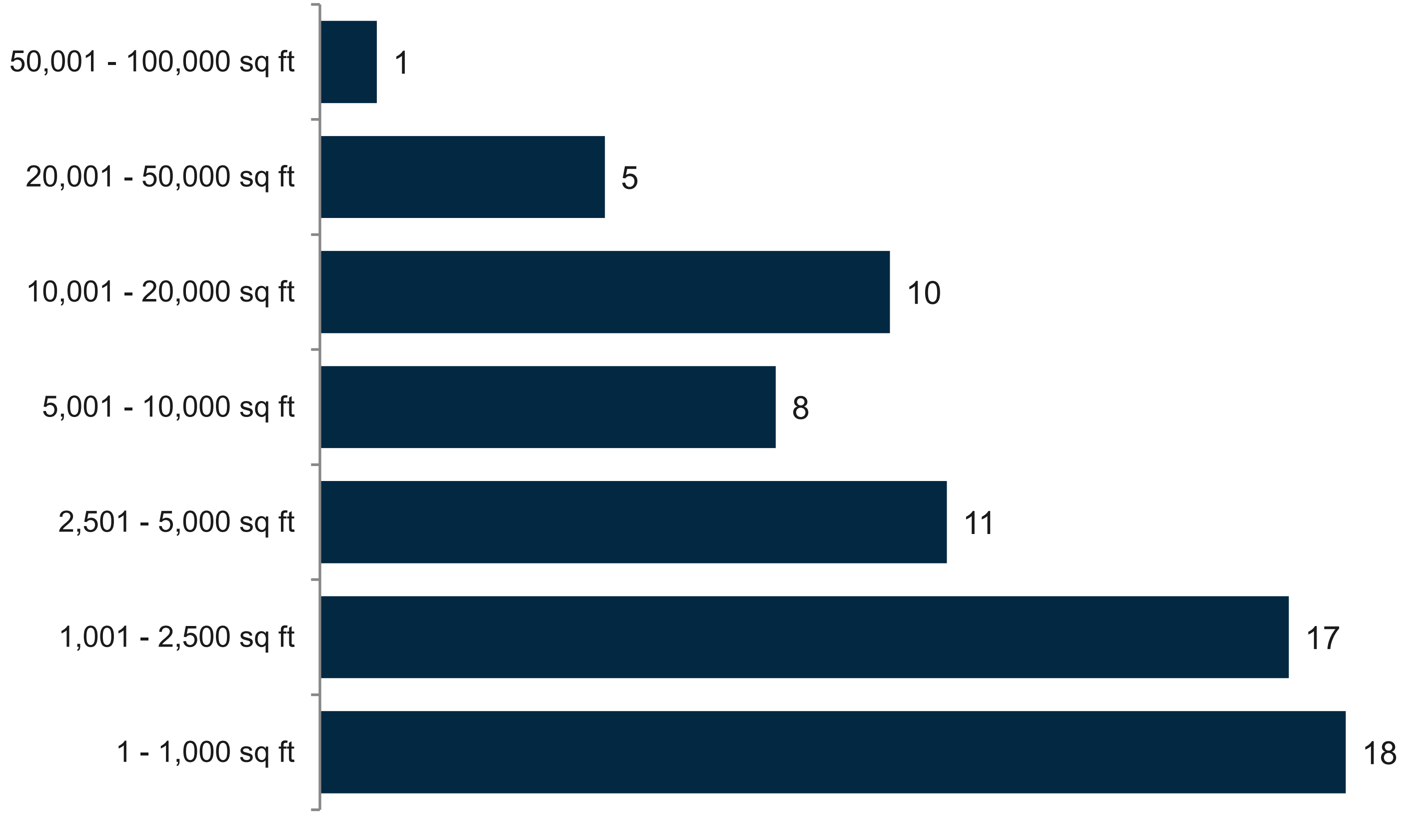

*CBRE Research – H1 2026*

## Regional read

Dundee shows a smaller but consistent set of 10 enquiries, concentrated in lab space around the Life Sciences Innovation Hub. Requirement sizes are modest, characteristic of an early-stage, homegrown ecosystem building from the University's research base.

# A Homegrown Start-up & Scale-up Ecosystem

Active enquiries by requirement size band




### What the sizes tell us

The demand curve is dominated by smaller requirements: 35 of 70 enquiries seek under 2,500 sq. ft. This profile is characteristic of a maturing base of homegrown life sciences companies: start-ups taking their first dedicated space and scale-ups stepping up incrementally.

Larger requirements above 20,000 sq. ft. are few but important, typically representing established operators or inward investors consolidating or expanding. Together the pattern points to an ecosystem growing from the bottom up, where a steady supply of small, flexible lab space is as important as larger shell and core floorplates.

*CBRE Research – H1 2026*

# Take-up across the geographical regions

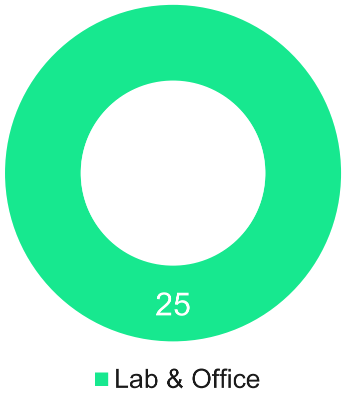
**25**
transactions

**122,058**
sq. ft. take up

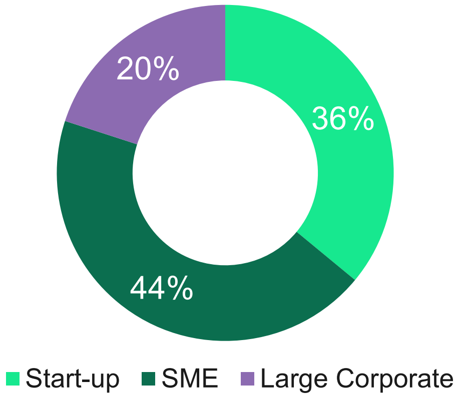
**25**
lab & office deals

**20**
by start-ups & SMEs

### By use type



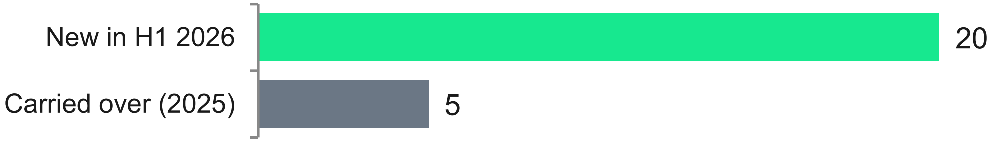

### By company size




### Activity since the first report

Take-up has been led by lab space and, encouragingly, by start-ups and SMEs, evidence of a converting homegrown pipeline alongside larger corporate commitments. Deals span both established operators expanding and new companies taking their first dedicated space.

### When did activity happen?




**Of the 25 transactions, 20 completed in H1 2026**
(72,275 sq. ft.), with 5 carried over from 2025 (49,783 sq. ft.).

*CBRE Research - Totals cover August 2025 – July 2026.*

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# Transaction Case Studies

## Novacene Photonics

Novacene Photonics

### 9,200 sq. ft.

Venture Building · Glasgow

A Glasgow photonics and quantum-technology company formed by former M Squared Lasers leadership, acquiring M Squared's laser IP and assets. Its precision laser platforms serve scientific and life sciences applications, and its space at the new Venture Building marks an early foothold.

## Coherent Scotland

COHERENT

### 20,450 sq. ft.

Viridis · Glasgow

A global leader in lasers and photonics and a subsidiary of Coherent Corp, its Glasgow Ultrafast Centre of Excellence develops laser systems used across life sciences, including biomedical imaging and cell analysis. Its move to Viridis consolidates and expands a long-established Scottish manufacturing base.

## Charles River

charles river

### 17,264 sq. ft.

Heriot Watt · Edinburgh

A global preclinical and clinical research organisation. Its purchase of the former IOM building at Heriot-Watt Research Park (described as the Park's largest private-sector investment) establishes a new bioanalysis facility, expanding a footprint that already includes Clearwater House.

## Bioliberty

bioliberty life independent

### 3,704 sq. ft.

Canning Exchange · Edinburgh

An Edinburgh health-tech start-up in the Edinburgh University innovation community, developing assistive robotics and technology to support independent living and rehabilitation. Following additional VC funding, they have relocated from the National Robotarium at Heriot Watt to Canning Exchange in the City Centre, an example of the region's growing base of homegrown scale-ups.

## Roslin Cell Therapeutics

Roslin CT your advanced therapy solution

### 4,117 sq. ft.

NINE · Edinburgh

A cell-therapy CDMO (RoslinCT) spun out of the Roslin Institute, manufacturing cell-based therapies for cancer and genetic disorders. Based at NINE, Edinburgh BioQuarter, it is a globally recognised player in cell therapy manufacturing and a flagship of the Edinburgh cluster.

*CBRE Research – H1 2026*

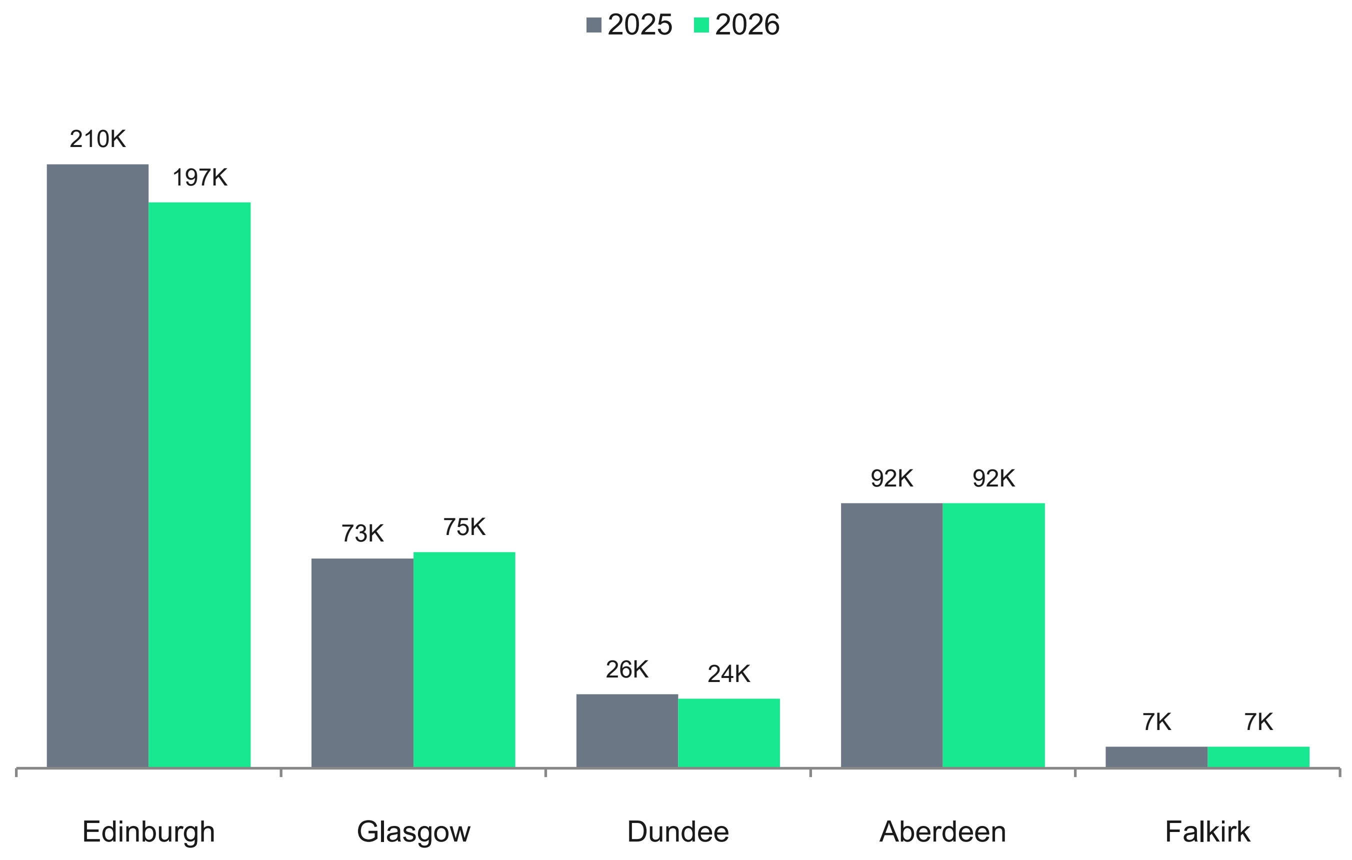
05

# SUPPLY ANALYSIS

Regional supply picture and new availability since the 2025 report

# Available Supply: 2025 vs 2026

Total available supply by region (000s sq. ft.)



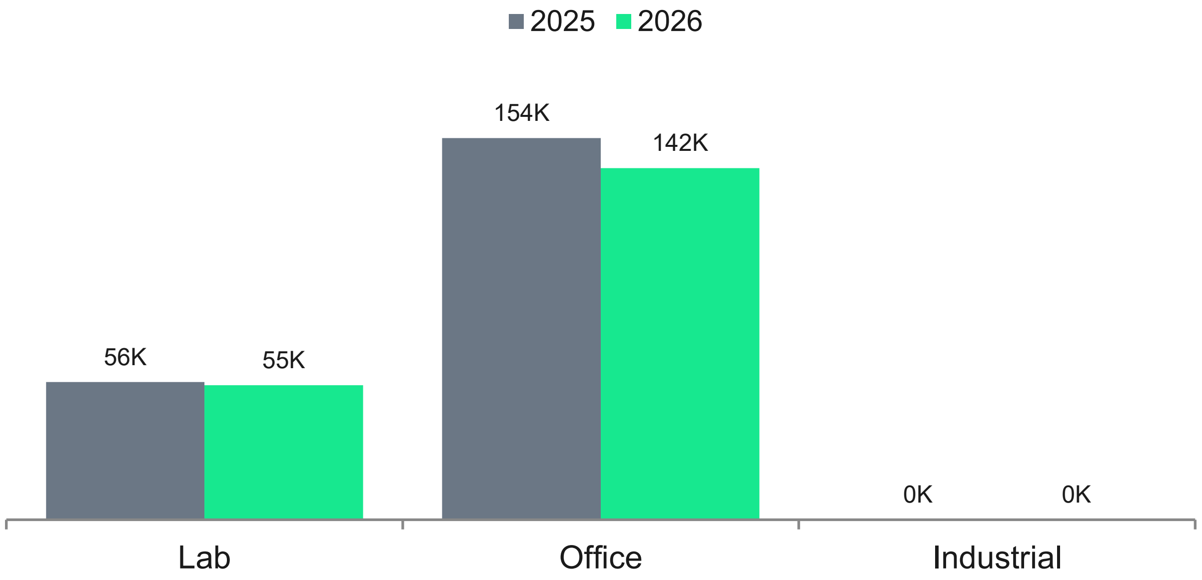

*CBRE Research, H1 2026. Available supply = existing occupiable space. Clyde Gateway's XWORKS (under construction, 2027) is shown in the pipeline, not as available now.*

## What's changed

- Glasgow & Lanarkshire will see the first committed industrial/Mid-Tech supply in the geographical regions. Clyde Gateway's XWORKS Dalmarnock (44,934 sq. ft) is under construction and arriving 2027. It sits in the pipeline (under construction) rather than in space available today.
- Glasgow lab availability rose to 45,895 sq. ft., led by the addition of Venture Building at West of Scotland Science Park.
- Edinburgh & Lothians remains the largest market but eased slightly on both lab and office availability.
- Aberdeen held flat, with office and lab availability unchanged across ONE BioHub and the Aberdeen Energy & Innovation Parks.
- Dundee held broadly stable, with lab supply the majority of its total.
- Falkirk is shown for existing supply only, consistent with the 2025 report (Dundas Building, Earls Gate), and is unchanged over the period.

# Edinburgh & Lothians

Available supply by use type (000s sq. ft.)




Available now vs pipeline (000s sq. ft.)


**54,507** Lab available (sq. ft.)

**142,377** Office available (sq. ft.)

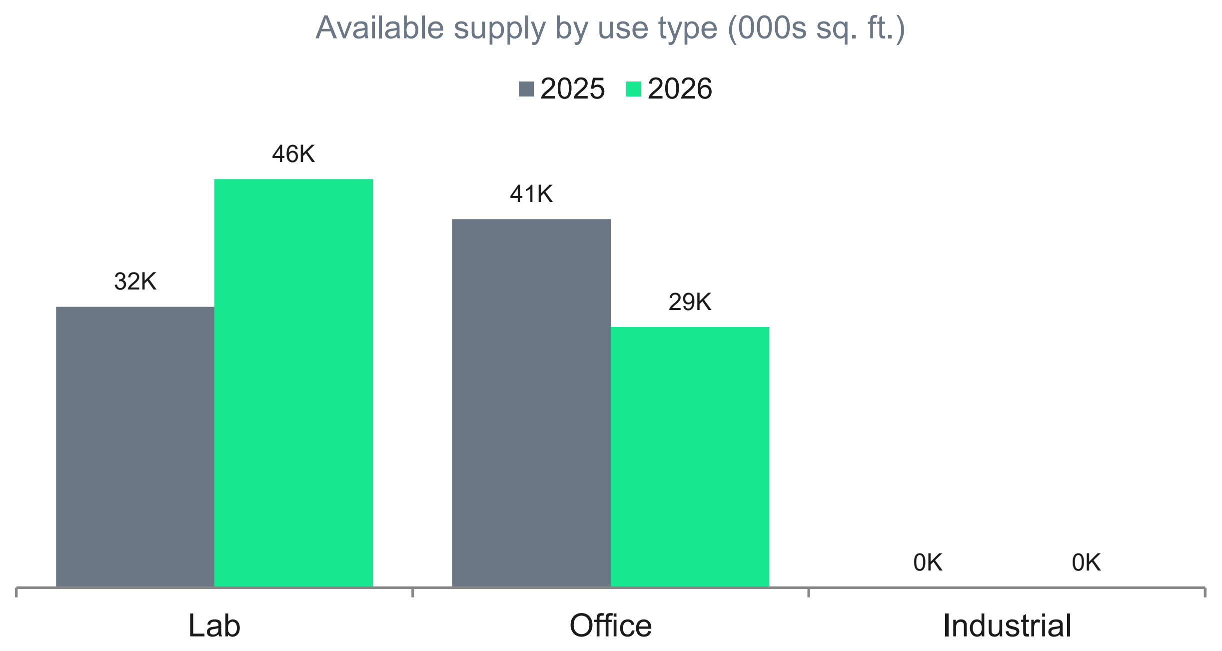
**0** Industrial available (sq. ft.)

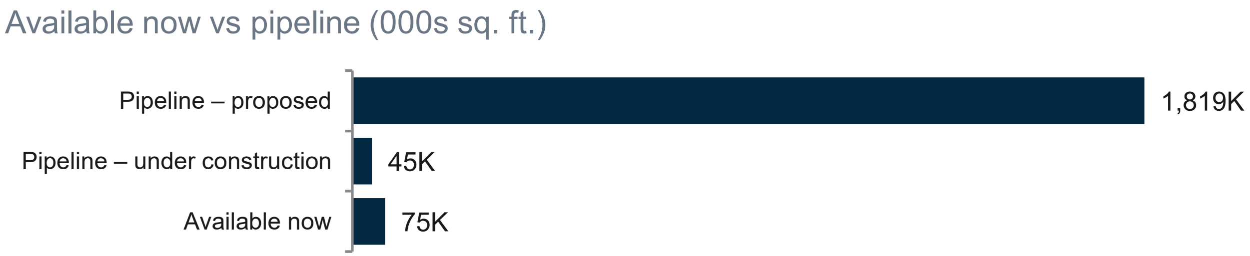
## Since the 2025 report

Edinburgh remains the largest market by available supply. Lab availability remains broadly similar at 54,507 sq. ft. and office availability reduced to 142,377 sq. ft. since 2025. The region carries a sizeable proposed pipeline of 442,960 sq. ft. across Heriot-Watt and Technopole.

*CBRE Research. 2025 baseline: CBRE Research, August 2025.*

# Glasgow & Lanarkshire




**45,895** Lab available (sq. ft.)

**29,303** Office available (sq. ft.)

**0** Industrial available (sq. ft.)

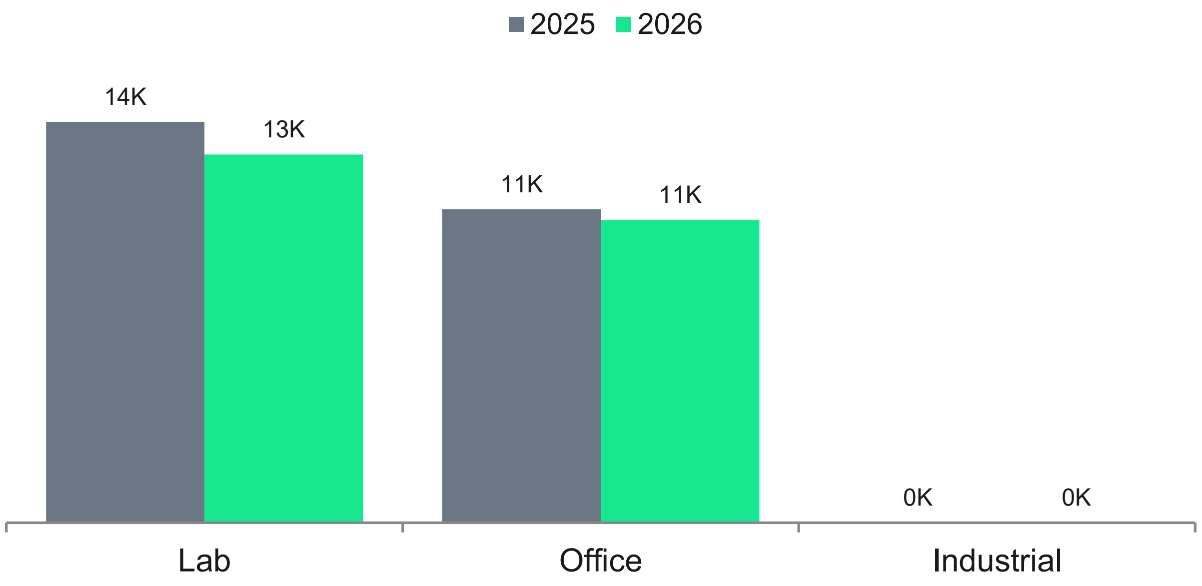
## Since the 2025 report

Glasgow shows the most movement of any region. Lab availability rose by 14,327 sq. ft., led by the new Venture Building at West of Scotland Science Park. The area's first committed industrial space, Clyde Gateway's XWORKS Dalmarnock (44,934 sq. ft.), is under construction and arrives in 2027, shown in the pipeline rather than as space available today. Beyond this, the proposed pipeline is substantial at 1,819,269 sq. ft., mostly industrial focused and concentrated in the Clyde Gateway and AMIDS schemes, though most remains proposed rather than committed.

*CBRE Research. 2025 baseline: CBRE Research, August 2025.*

# Dundee

Available supply by use type (000s sq. ft.)




Available now vs pipeline (000s sq. ft.)


**13,247** Lab available (sq. ft.)

**10,894** Office available (sq. ft.)

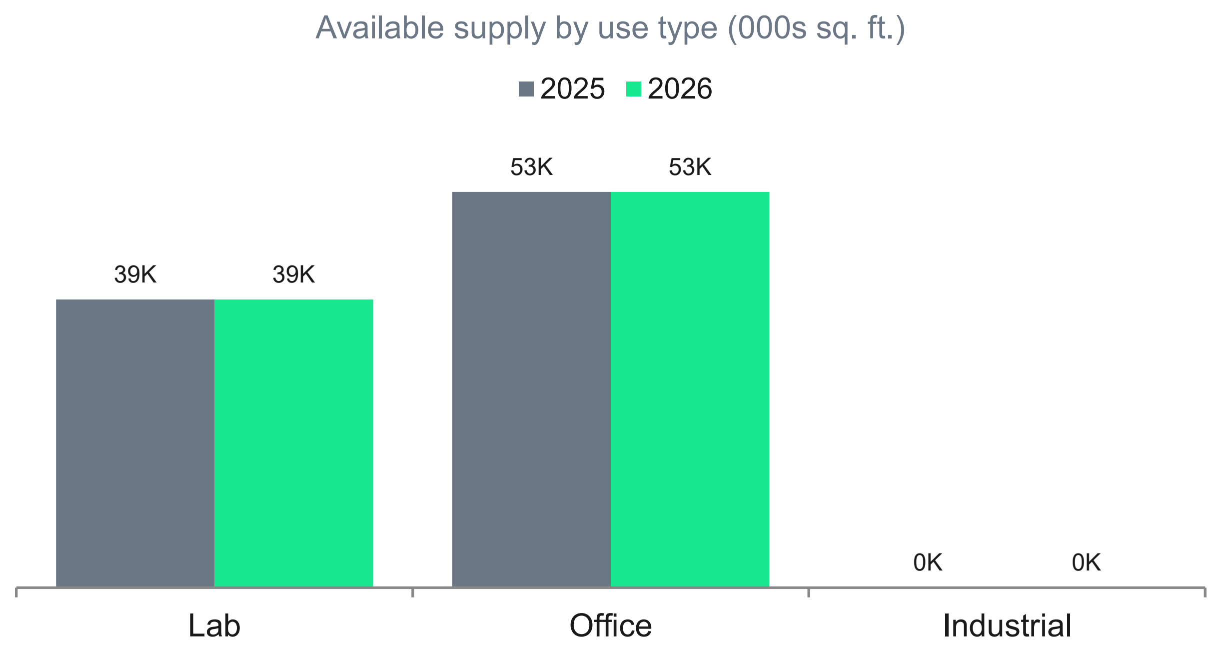
**0** Industrial available (sq. ft.)

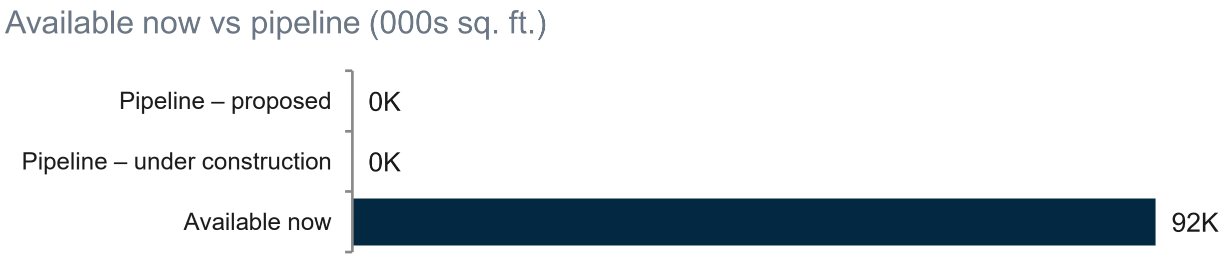
### Since the 2025 report

Dundee held broadly stable. Lab availability eased to 13,247 sq. ft., with office availability of 10,894 sq. ft. recorded at the Life Sciences Innovation Hub and Incubator Building. No new space has come availability in the period and no proposed pipeline is currently identified.

*CBRE Research. 2025 baseline: CBRE Research, August 2025.*

# Aberdeen




**38,852** Lab available (sq. ft.)

**53,356** Office available (sq. ft.)

**0** Industrial available (sq. ft.)

## Since the 2025 report

Aberdeen held flat over the period, with office availability of 53,356 sq. ft. at the Aberdeen Energy & Innovation Parks and lab availability of 38,852 sq. ft. across ONE BioHub. No new schemes came forward and no proposed pipeline is currently identified in the schedule, leaving future capacity dependent on existing campus stock.

*CBRE Research. 2025 baseline: CBRE Research, August 2025.*

# New Available Supply Since the 2025 Report

Two new schemes with new available space since the 2025 report - delivered at West of Scotland Science Park and under construction at Clyde Gateway's XWORKS.

**LAB**

## Venture Building

**16,277**

sq. ft.

| | |
|---|---|
| Scheme | **West of Scotland Science Park** |
| Region | **Glasgow & Lanarkshire** |
| Status | **Existing** |
| Available | **2026** |

**INDUSTRIAL**

## Clyde Gateway's XWORKS Dalmarnock

**44,934**

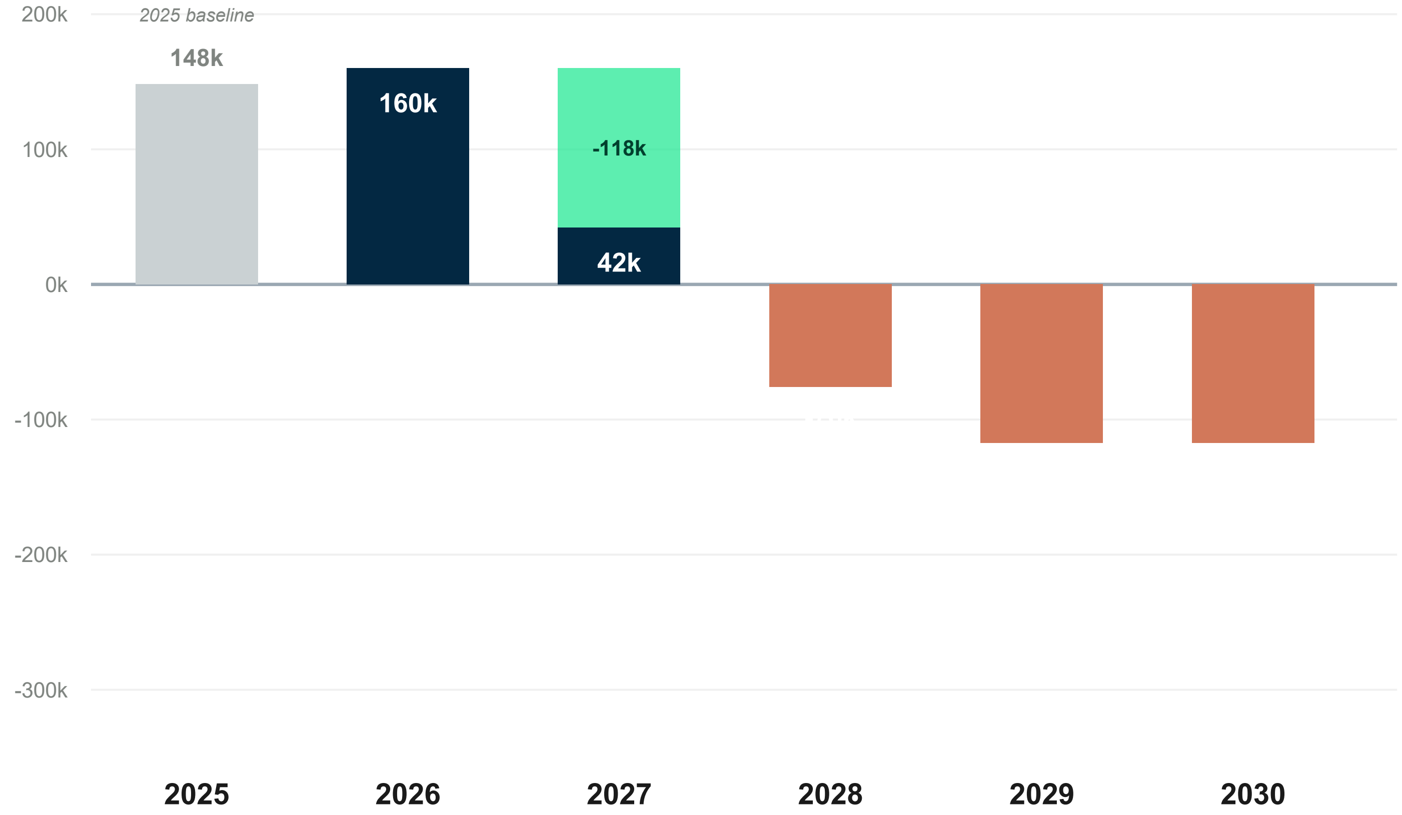
sq. ft.

| | |
|---|---|
| Scheme | **Clyde Gateway** |
| Region | **Glasgow & Lanarkshire** |
| Status | **Under Construction** |
| Available | **2027** |

*CBRE Research, H1 2026. New entries are those flagged as added since the previous report in the CBRE supply schedule.*

# The Forward View: Lab Supply to 2030

At the current rate of lab take-up, available lab space would be largely absorbed over the next couple of years, with most of this activity centred on Glasgow and Edinburgh.




### How to read it

**Solid navy** = lab space still available in that year. The **green cap** is the 118k sq. ft. of lab take-up assumed each year, drawing supply down until it is used up in 2028. **Orange bars** show the annual shortfall once supply is exhausted: a steady 118k sq. ft. a year of demand that cannot be met from existing supply. Figures are annual, not cumulative.

### The outlook for lab space

On a lab-only basis, supply tightens over time, and the **£35m SE Life Sciences Accommodation Programme** and delivery of new speculative lab space would help keep pace with demand, particularly in the Glasgow and Edinburgh markets where activity is concentrated.

**Why lab only?** Take-up is overwhelmingly lab space (118k of 122k sq. ft.). Office is excluded because active office demand is negligible and its larger availability masks the true lab shortfall. Clyde Gateway's XWORKS (industrial, 2027) is also excluded as it serves a different use.

*Illustrative straight-line absorption at observed lab take-up (118k sq. ft./yr); firm lab supply only, proposed pipeline excluded. CBRE Research, H1 2026.*

# The Lab & Office Imbalance

Active demand for lab and office space now outweighs the space available across the geographical regions.

**SUPPLY**

**395,896**

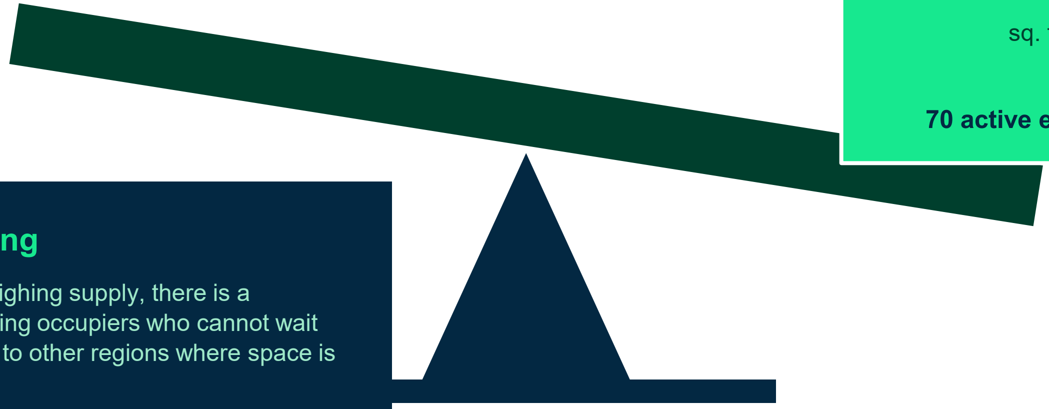
sq. ft. available

**DEMAND**

**496,795**

sq. ft.

**70 active enquiries**



## A note on timing

With demand outweighing supply, there is a continued risk of losing occupiers who cannot wait for space to be built to other regions where space is already available.

## Demand outweighs supply

**+100,899**

sq. ft. more space sought than is currently available; demand is around 1.25× supply.

## A note on Industrial

**44,934 sq. ft.** of committed industrial space is now in the pipeline (Clyde Gateway's XWORKS Dalmarnock, available 2027), the first such supply in the area.

All enquiries received in this update are for lab and office space, with no industrial requirements captured. This is likely to reflect the current lack of existing industrial stock available to occupiers rather than an absence of underlying demand. As the pipeline develops and comes forward, this position is expected to change.

*Supply = existing and committed lab & office availability (incl. under-construction). Demand = active lab & office enquiries. CBRE Research, H1 2026.*

# Sources & Notes

### A note on VC funding figures (PitchBook)

Funding figures are sourced from PitchBook and CBRE Research. To stay consistent with the first report, figures include all funding types (venture capital, seed, angel, grant and accelerator/incubator), not VC alone. The 2025 full-year figure is taken from the dataset underlying the first report (values in GBP); the H1 2026 figure is a separate PitchBook extract dated July 2026 (USD converted to GBP at $1 = £0.79), so the two years are comparable but not a single continuous data pull. Figures are based on last-financing size, exclude deals with undisclosed values, and are frequently revised after year-end as round sizes are confirmed, so they should be read as indicative.

## Methodology & definitions

- Regions follow the 2025 report: Edinburgh & Lothians, Glasgow & Lanarkshire, Dundee and Aberdeen. 'Other Scotland' is shown as Falkirk for existing supply, consistent with the first report.
- Supply figures use the CBRE life sciences supply schedule (H1 2026): Office, Lab and Industrial availability and totals. 'Available now' is existing occupiable space; committed under-construction and proposed schemes are shown separately in the pipeline.
- Clyde Gateway's XWORKS Dalmarnock (44,934 sq. ft.) is under construction and available 2027; it is shown as pipeline (under construction), not as space available today.
- Demand figures use active enquiries from the CBRE demand research (H1 2026): future space size, size bands, use type, sector, current status and reason for requirement.
- Transactions cover August 2025 – July 2026.
- The supply-to-2030 forward view is an illustrative straight-line model at the observed take-up rate; **it is indicative only.**

# Sources

## Policy, funding & investment

UK Life Sciences Sector Plan & 'One Year On': gov.uk
UKRI budget allocations explainer: ukri.org
UKRI 2026 budget allocations: ukri.org
UKRI funding changes: researchprofessionalnews.com
UKRI programme pauses / STFC: chemistryworld.com
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*VC funding data: PitchBook (extract Jul 2026) & CBRE Research. Supply & demand data: CBRE life sciences schedules, H1 2026. 2025 baseline: CBRE Life Sciences Property Supply & Demand Analysis (2025).*