



Invest in Midlothian



Midlothian



« *The council was tremendously helpful with us in our planning application in terms of making things happen quickly. We hope to bring a lot of industry groups here and this is a really supportive environment.* »

Professor David Hume, Director, Roslin Institute



MIDLOTHIAN IS AN EXCELLENT PLACE TO BASE YOUR BUSINESS.

Invest in Midlothian

Midlothian is an excellent place to base your business. We've taken advantage of our proud industrial past to move into a high technology present and future through the creation of a number of high-quality, affordable business locations in green, semi-rural surroundings which are good for you and your employees. That's why today's Midlothian is a great place to grow your business.

Why?

We're part of the Edinburgh City region but with lower rental costs than the city centre. We're only minutes from the motorway networks connecting you to customers all over Scotland and England as well. With the Borders rail link, we'll also have excellent routes available in terms of trains, while in terms of planes, we're just minutes from Edinburgh airport by fast roads.

Midlothian works

We're home to Scotland's significant growth industries and have a number of important clusters bringing high gross value added economic activities together. Key sectors include:

- Science and Technology: Animal Biosciences, Life sciences, Earth Sciences/ Environmental Science, Marine Engineering
- Construction
- Tourism

Midlothian is home to internationally-renowned centres for science and technology leading to the discovery of a number of important products and the formation of many technology-based companies. Life Science and Animal Bioscience centres in Midlothian include: the **Moredun Research Institute, Roslin Institute, the University of Edinburgh, the Royal Dick School of Veterinary Studies, Scotland's Rural College** and fully-equipped and supported facilities at **Roslin BioCentre** and the **Pentlands Science Park**.



Midlothian is skilled

Midlothian has been home to traditional industries and skilled craftsmen with a strong work ethic and the county remains full of people who want to work hard. Most residents commute from Midlothian to businesses in the city and elsewhere, providing the drive that is seeing those businesses thrive. There's a ready, skilled labour pool willing to work locally – a resource you can tap.

Our traditional strengths are now being supplemented by new specialisms – our labour force is strong in customer service, retail, construction and increasingly in technical skills required by the new biotech industries.

Midlothian is connected

We've, as a council, committed additional funding of £500,000 through the Scottish Government's Step Change Broadband project, to roll out High Speed Broadband as far as possible in the Midlothian area. Early indications are that 98% of premises will have access to Superfast broadband speeds of 24Mbps, or faster.

Midlothian is a place for families

Midlothian is an affordable and attractive place to live, with good schools, leisure and community infrastructure. And when your people are happy, they'll do better for your business.

Midlothian is where you'll be supported

And we're here to help. If you move to Midlothian, you'll have access to excellent business support and advisory services through Midlothian Council and Business Gateway and through long-established business associations such as the Midlothian and East Lothian Chamber of Commerce.

Invest in Midlothian: a great place to grow your business.

« We chose Loanhead for the warehousing and transport infrastructure and proximity to the Edinburgh bypass and access to the M8, M9 and A9 »

Glen Bennett, EAE Ltd.

» HOW CAN WE HELP YOU?

At Midlothian, we believe in backing business. Creating and supporting economic growth is one of the three main themes for us as a Community Planning Partnership in our Single Midlothian Plan, with early intervention in children's lives and improving outcomes for young people leaving school being the other two strands.

Our aim is help business grow, encourage greater innovation, and create the right conditions for companies to access property, markets and finance to increase productivity and maintain a strong and vibrant local economy.

Economic development

Our economic development team are here to help you.

- By email, we're on econ-dev@midlothian.gov.uk
- By telephone, **0131 271 3435**

Business Gateway

Midlothian Business Gateway offers a first point of contact for all publicly-funded advice to businesses and provides a wide range of advice and services, to people starting up or growing their businesses, including social enterprises, in Midlothian.

We can provide one to one support and advice for business and workforce planning in regards to funding, property search, business information and market intelligence, and export advice.

We can also signpost access to other Council and public sector services such as procurement, planning, building standards, environmental services, trading standards, transport and licensing.

Our partners in community planning, such as the University of Edinburgh and Scottish Enterprise form a valuable link between research and industry. Strong links such as these provide the environment and opportunity for collaboration, as well as providing a steady stream of highly-qualified graduates. Call us on **0131 271 3377** or email on bg@midlothian.gov.uk.



Answers to your questions

We can tailor the support you receive to your needs. Looking for commercial property? We can help you identify potential premises, or sites, for sale or let from our website: www.midlothian.gov.uk/property-search.

Business and science parks in Midlothian

Below is a list of business parks in Midlothian

- Bilston Glen Industrial Estate Loanhead
- Butlerfield Industrial Estate Newtongrange
- Eastfield Farm Road Industrial Estate Penicuik
- Eastfield Industrial Estate Penicuik
- Edgefield Industrial Estate Loanhead
- Edinburgh Technopole Near Roslin
- Eldin Industrial Estate Loanhead
- Gowkley Moss Biomanufacturing Campus. Near Roslin
- Hardengreen Industrial Estate Dalkeith
- Mayfield Industrial Estate Mayfield
- Midlothian Innovation Centre Near Bilston
- Newbattle Abbey Newbattle
- Pentlands Science Park Near Roslin
- Pentland Industrial Estate Loanhead
- Roslin BioCentre Roslin
- Sherwood Industrial Estate Bonnyrigg
- Scotway Business Park Dalkeith
- Straiton Park Near Loanhead
- Vineyard Business Centre Pathhead



If you're looking for something more, perhaps land you can develop yourself, Midlothian's got over 200 hectares of land (the equivalent of nearly 285 football pitches) zoned for employment purposes, with 124 hectares of land with services such as power and other infrastructure immediately available.

« The Economic Development team at Midlothian Council have been particularly helpful in helping our business to grow »

Trevor Cross, Audio Light Systems



Interested in locating in the Bonnyrigg/Loanhead area?

There's economic land zoned at Ashgrove, Bilston Glen Industrial Estate, Hopefield Industrial Estate and Straiton.

Interested in Dalkeith?

There's land at Hardengreen, Salter's Road and Thornybank Industrial Estate.

Interested in Gorebridge?

There's opportunities at Redheugh.

Interested in Mayfield/ Newtongrange?

There's land at the Butlerfield Industrial Estate and Stobhill Road.

Interested in Shawfair, to the north of the county?

There's economic land zoned at Hunter's Yard, Millerhill, Shawfair Park

Further information on the proposed and committed economic land sites can be found on the online planning portal at:

<http://www.planvu.co.uk/mc/> or at the following website address: <http://goo.gl/UhQG XU>

Got any questions about planning or licensing? We work very closely with our colleagues in these areas and can help guide you through the intricacies.

Are there incentives?

Parts of Midlothian qualify for regional selective assistance, Scottish Enterprise's main national scheme of financial assistance to industry involving discretionary grants aimed at encouraging investments and job creation in what are known as the Assisted Areas.

The 2014-2020 Assisted Areas scheme will see increases in the aid available to companies, with help now being open in Midlothian to large enterprises (250 and more employees) for the first time.

Small companies (1 to 50 employees) can qualify for 30% grants, with medium companies (51 to 249 employees) can get 20% grants and large companies qualifying for 10% assistance.

The qualifying areas for this funding have been agreed as Bilston/ Roslin, Loanhead, Dalkeith/Newton, Dalkeith/ Eskbank, Dalkeith/ Woodburn, Newbattle/Pathhead, and Mayfield South.

Life Sciences Enterprise Areas

Midlothian is home to one of Scotland's five designated Life Sciences Enterprise Areas in Scotland at the Biocampus, Scotland's first dedicated national bio-manufacturing campus, set in attractive woodland, eight miles from Edinburgh's city centre and next door to the Pentlands Science Park and Edinburgh Technopole.

Enterprise Areas are identified locations set up by the Scottish Government in order to stimulate manufacturing opportunities as well as investment and job creation. These locations offer clear opportunities for investment-led growth.

Opportunity for Knowledge Exchange

Midlothian boasts one of the biggest concentrations of life and animal science related activity in Europe and is home to some of the world's leading scientists and research organisations in this field.

Biocampus provides easy access to over 37 university departments and institutes involved in ground breaking biotechnology related research and development across Scotland and the University departments of Heriot-Watt, Strathclyde and Edinburgh are involved in applied bio-processing and related searches.

Businesses locating in Enterprise Areas are eligible for the following financial:

- Discounted business rates (up to 100 percent) available at 14 sites OR
- Enhanced capital allowances for investment in plant and machinery at 3 sites
- A streamlined approach to planning
- High speed broadband connections which build on the vision outlined in Scotland's Digital Future – Infrastructure Action Plan
- International promotion and marketing of Enterprise Areas by Scottish Development International and advice to help your businesses grow in global markets
- Skills and training support to fully capitalise on the employment opportunities created
- http://www.edinburghsciencetriangle.com/research/science_parks/biocampus.aspx
- <http://www.sdi.co.uk/invest>



« The road infrastructure is superb – it's important to us to be close to the bypass so that we can get out about the central belt to our work sites »

Derek Hogg, Crummock



Economic land for biotechnology enterprises

Over 50 hectares of economic land have been zoned for biotechnology enterprises, with opportunities at the Biocampus, also known as Gowkley Moss, the Roslin Institute, and the Easter Bush Campus.

BIOTECHNOLOGY	Hectares	Class
Edinburgh Technopole	10.33	4
Gowkley Moss (Biocampus)	7.44	4, 5
Roslin Institute	7.95	4
Site B1: Easter Bush	6.2	4, 5
Site B2: Gowkley Moss North	7.5	4, 5
Site B3: Gowkley Moss South	2.5	4, 5
Site B4: New Milton	7.5	4, 5

Use Class 4 is Office, and Use Class 5 is general industrial.

Need financing?

We can provide capital loans to fund growth requirements for new and established small and medium enterprises (SMEs). Loan funding of up to £50,000 is available through the East of Scotland Investment Fund (ESIF) for capital expenditure on expansion and development projects, such as purchase of plant and equipment, working capital, or the purchase, refurbishment or expansion of business premises. Interested? Call us on **0131 271 3427** to make an application or email jane.crawford@midlothian.gov.uk.

For further information on ESIF, you could visit the website at <http://www.eastscotinvest.co.uk>.

Completed application forms should be accompanied by a business plan, supported by audited accounts, unaudited accounts or financial statements (where appropriate) and at least two years detailed financial projections.

Need help with Human Resources matters?

We've got expert advice available for any business in Midlothian covering all aspects of Human Resources.

Got a query on whether you should employ someone rather than use agency staff or freelancers? Looking for simple template-based contracts and policies which can be quickly amended to suit your particular needs?

We can help with matters such as drafting contracts of employment, advice and support in instances of long term sickness absence, and specific advice regarding individual disciplinary matters

To access this support, please call **0131 271 3451**

or email john.anzani@midlothian.gov.uk.

Invest in Midlothian: a great place to grow your business.

« We enjoy the lifestyle in terms of walking and cycling all the way round the countryside »

Professor David Hume, Roslin Institute.

Testimonial



Professor David Hume

The director of the world famous Roslin Institute has endorsed Midlothian as an excellent location for enterprises to thrive.

Professor David Hume praised the semi-rural nature of the Institute's location as part of the University of Edinburgh's Easter Bush Campus, near the Pentland hills and predicted an influx of animal science businesses to the campus over the next two decades.

Professor Hume supports the Invest in Midlothian campaign to highlight the advantages of locating in Midlothian for business growth and opportunities for enterprise.

The academic praised Midlothian Council for its approach to supporting animal science research and an enabling approach to helping the Easter Bush Campus grow.

The university is currently developing a £25m Easter Bush Innovation Hub as

part of its £120m campus master plan, and the professor was instrumental in the opening of the £60m Roslin Institute on the site in 2011. "The council was tremendously helpful with us in our planning application in terms of making things happen quickly. We hope to bring a lot of industry groups here and this is a really supportive environment."

On a personal note, the prominent academic lives in Midlothian and enjoys taking advantage of the county's beautiful country lanes and attractive areas such as Roslin Glen. "We enjoy the lifestyle in terms of walking and cycling all the way round the countryside. It's on the border of what I think is one of the greatest cities in the world, Edinburgh, and from an intellectual viewpoint, it's one of the major centres of science in the world, especially for life scientists," he said.

Testimonial



Derek Hogg

ONE OF the county's most prominent construction experts has joined a new campaign to highlight Midlothian as an excellent place to grow your business.

Derek Hogg, director of construction and surfacing experts Crummock, relocated his business from Bathgate to Midlothian's Butlerfield Industrial Estate in 1994 and is positive about the advantages offered by a Midlothian location.

"The road infrastructure is superb – it's important to us to be close to the bypass so that we can get out about the central belt to our work sites," he said. That close proximity to the bypass gives quick and easy access to the M8, M9, M90 and A1 and other routes south for his earthmoving machinery and diggers.

Midlothian has been a great place for Crummock to grow, moving from 20 staff in 1994 with a turnover of £1m

to 120 staff now with turnover around £17.5m a year.

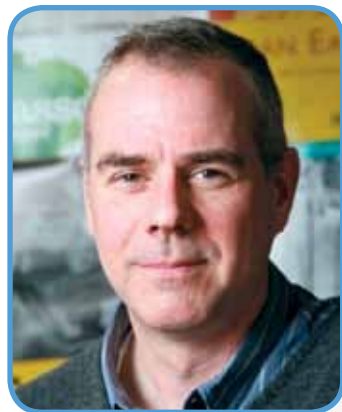
The other key factors making Midlothian attractive are available affordable land and housing for Mr Hogg's staff. "Employees can live and work locally without having to commute," he said.

Mr Hogg has a good relationship with the council and enjoys strong links with Midlothian schools, often taking part in schools careers fairs.

« We work at the high end of audio visual technology across the UK and our base provides excellent connectivity »

Trevor Cross, Audio Light Systems.

Testimonial



Glen Bennett

Midlothian offers an excellent combination of good transport links and great people and makes a superb business location, according to one successful entrepreneur.

Glen Bennett, managing director of EAE Ltd, runs his successful arts and tourism leaflet and poster marketing company from a Midlothian industrial estate in Loanhead.

“We chose Loanhead for the warehousing, transport infrastructure, proximity to the Edinburgh bypass and access to the M8, M9 and A9,” said the entrepreneur, whose company has just won the Queen’s Award for Enterprise 2014 in the sustainable development category.

His base at the Edgefield industrial Estate in Loanhead has its own wind turbine, and the company’s van fleet includes bio-diesel vehicles that run on recycled waste cooking oil.

Mr Bennett moved his business from Leith, in Edinburgh, to Midlothian in

2005 after starting out in 1987. The issue was lack of warehousing space in the city and transport issues. “Each of our drivers was taking half an hour to get out of the city and half an hour to get back in again, and that meant we were losing an hour a day, and when you consider that was across our fleet of vans, that was soon mounting up. Now we can be on the bypass within minutes,” said Mr Bennett.

He’s found Midlothian to be a supportive environment in general for his business, which employs nearly 50 people.

“We find a high degree of support from local councillors for our green aspirations and the local skill base is good, reducing commuter miles and the Midlothian and East Lothian Chamber of Commerce is excellent, and we’ve had strong support from local businesses as well. We didn’t have the same sense of being supported in Edinburgh in the way we do now. Midlothian has been great for us.”

Testimonial



Trevor Cross

Audio Light Systems provides audio, lighting and audio-visual equipment, installations and designs for electro technical systems to consultants, contractors and end users.

Examples of work undertaken include the Theatre Royal in Newcastle, Royal College of Physicians in Edinburgh, Pavilion Dance in Bournemouth, Waterfront Leisure Centre, Greenock and Linlithgow Burgh Hall.

Director Trevor Cross chose his Midlothian location, at the Scotway Business Centre near the Sherriffhall roundabout, for the combination of space and good access to transport links.

“We work at the high end of audio visual technology across the UK and our base provides excellent connectivity, being close to the A720 City bypass, the A1 and has easy access to the motorway systems.

“Midlothian offers close proximity to Edinburgh, but also the benefits of

being based in a rural setting, and is a very suitable place to be based.”

He continued: “The Economic Development team at Midlothian Council have been particularly helpful in helping our business to grow through helping locate suitable premises, and in helping finance our development through the East of Scotland Investment Fund.”



CONTACTS FOR MORE HELP

If you're based in Scotland, you can get more information on the support available for growth at www.scottish-enterprise.com.

If you're not already based in Scotland, you should look at the website provided by Scottish Development International (SDI).

Scottish Development International (SDI) is a joint venture between the Scottish Government, Scottish Enterprise and Highlands and Islands Enterprise bringing together the resources of these organisations to deliver support for companies investing in Scotland. SDI has offices in 27 countries, staffed by teams who can talk you through Scotland's capabilities and the funding support that may be available to you.

Contact:

www.sdi.co.uk

investment@scotent.co.uk

NOTES

Area with horizontal dotted lines for taking notes.



COMMUNICATING CLEARLY

We are happy to translate on request and provide information and publications in other formats, including Braille, tape or large print.

如有需要我們樂意提供翻譯本，和其他版本的資訊與刊物，包括盲人點字、錄音帶或大字體。

Zapewnimy tłumaczenie na żądanie oraz dostarczymy informacje i publikacje w innych formatach, w tym Braillem, na kasecie magnetofonowej lub dużym drukiem.

ਅਸੀਂ ਮੰਗ ਕਰਨ ਤੇ ਖੁਸ਼ੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਰੂਪਾਂ ਵਿੱਚ ਪ੍ਰਕਾਸ਼ਨ ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਬਰੇਲ, ਟੇਪ ਜਾਂ ਵੱਡੀ ਛਪਾਈ ਸ਼ਾਮਲ ਹਨ।

Körler için kabartma yazılar, kaset ve büyük nüshalar da dahil olmak üzere, istenilen bilgileri sağlamak ve tercüme etmekten memnuniyet duyarız.

اگر آپ چاہیں تو ہم خوشی سے آپ کو ترجمہ فراہم کر سکتے ہیں اور معلومات اور دستاویزات دیگر شکلوں میں مثلاً بریل (تایپا افراد کے لیے) اُبھرے ہوئے حروف کی کھائی میں، ٹیپ پر یا بڑے حروف کی کھائی میں فراہم کر سکتے ہیں۔

Contact 0131 270 7500 or email: enquiries@midlothian.gov.uk

Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith EH22 3AA

Tel 0131 270 7500

www.midlothian.gov.uk