

GMP Manufacturing: owner's readiness checklist

Leasing and facility strategy for GMP pharmaceutical and medical-device manufacturing.

WHY IT MATTERS

GMP manufacturing tenants are capital-intensive occupiers needing purpose-built cleanrooms, controlled environments, heavy services and regulatory compliance. We help owners secure pharmaceutical and medical-device manufacturers, structure leases that reflect cleanroom fit-out and infrastructure investment, and position assets to capture demand from a growing local-production sector.

1. WHAT TO HAVE READY

- [] Leasing to pharmaceutical and medical-device manufacturers
- [] Lease structuring around cleanroom fit-out and GMP compliance
- [] Facility repositioning for manufacturing and production use
- [] Services, power and regulatory compliance planning

2. OUTCOMES TO AIM FOR

- [] GMP operators secured on long, defensible terms recovering cleanroom investment
- [] Assets repositioned to capture growing local-manufacturing demand
- [] Leases that account for cleanroom fit-out, services and compliance
- [] Stable, long-duration income from high-barrier occupiers

3. HOW THE ENGAGEMENT RUNS

Assess: Review the asset's suitability for GMP manufacturing, services and access.

Position: Define the leasing or repositioning strategy for manufacturing operators.

Execute: Market to manufacturers and negotiate terms protecting owner income.

Manage: Support cleanroom fit-out, compliance certification and handover.

4. WHO THIS IS FOR

Owners of industrial or specialist facilities suited to GMP manufacturing and investors targeting long-duration manufacturing income.

5. QUESTIONS WORTH ASKING

What do GMP manufacturers need from a building?

High-clearance space, heavy services capacity, cleanroom infrastructure, loading access, power and regulatory-compliant waste handling.

Why is GMP manufacturing demand growing?

Onshore pharmaceutical and medical-device production is expanding, driven by supply-chain security and government incentives.

Can an existing industrial building suit GMP use?

Often yes, subject to clear height, floor loading, services capacity and access. We assess feasibility before you commit to works.

What lease terms are typical?

Long terms with options, reflecting the substantial cleanroom and plant investment and

regulatory approval timelines.

Who funds cleanroom and services upgrades?

It's negotiated. We structure contributions, rent and term so capital outlay is recovered over the lease.

How do we get started?

Book a confidential discovery call and we'll assess GMP manufacturing demand for your asset.

NEXT STEP

Book a confidential discovery call at property.healthmedi.co/book and we'll map the right first step for your asset.