

BUSINESS PARKS

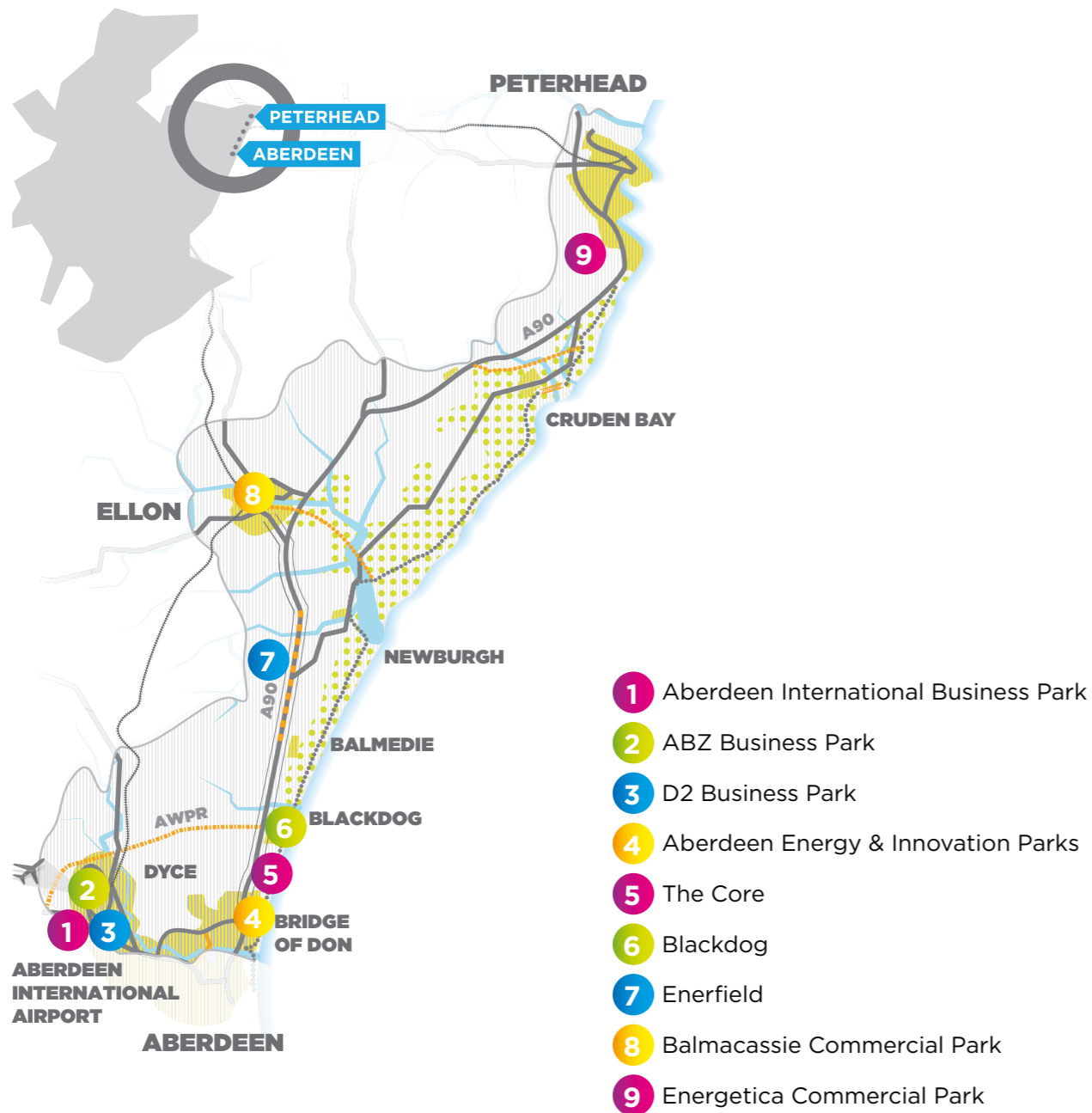


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Energetica, Scotland's Energy Corridor, is a long-term programme that seeks to create a world-class development corridor, internationally recognised as the location of choice for high value oil and gas and renewable energy organisations, and a first choice for organisations of all sizes operating in other high value, quality niche markets.

The Energetica corridor stretches over 30-miles from Bridge of Don in Aberdeen, north to Peterhead and west around Aberdeen International Airport.

Operating within a stunning natural and built coastal environment, Energetica seeks to integrate two key components – sustainable economic growth and quality of life. The programme aims to deliver four strategic objectives: To consolidate

and grow the region's position as one of the world's major energy centres and the energy capital of Europe; To attract new high value investment and people to the region; To grow the international trade of indigenous business; and to create a location that seeks to maximise both quality of development and quality of life.

Within the Energetica corridor there are eight business parks hosting a range of opportunities for businesses of all sizes, with a ninth park also coming forward. With a wide and varied scope of locations for your business, Energetica caters for all, from start-ups to multinational organisations.

1. Aberdeen International Business Park, Dyce Drive, Aberdeen

Website: aibp.co.uk

Developer: Abstract Group

Enquiries: abstractsecurities.com



Aberdeen International Business Park (AIBP) is strategically located opposite the entrance to Aberdeen International Airport with fast road links to the Scottish motorway network. Accessibility will be boosted further by the completion of the Aberdeen Western Peripheral Route (AWPR), scheduled for completion in late 2017, which will connect with the new Airport Link Road (due 2016) providing swift access both to the west of Aberdeen and into the city centre.

AIBP comprises up to 1 million sq ft of proposed development within forty acres of a beautifully landscaped business park.

In Scotland's biggest single office letting deal, Phase 1 was pre-let to Aker Solutions who now

lease 335,000 sq ft of space including their own purpose-built leisure facilities. Short-term office space from 25,000 – 77,000 sq ft is available on flexible terms within the Aker building.

Phase 2 will comprise high specification, energy efficient office buildings from 40,000 to 530,000 sq ft incorporating BREEAM Excellent and EPC A/B ratings and a car parking ratio of 1 space per 30 sqm gross. Phase 2 will also include at least one 4 star Hotel with extensive leisure and dining facilities.

2. ABZ Business Park, Dyce Drive, Aberdeen

Website: abzbusinesspark.com

Developer: ABZ Development Ltd.

Enquiries: ryden.co.uk / savills.co.uk



ABZ Business Park is a major international commercial site, home to global oil and gas technology companies, major office facilities and high-standard hotels across 54 acres.

Connectivity is one of ABZ's primary benefits. It is a key site on the approach to Aberdeen International Airport, with direct road connection to the A96 Aberdeen to Inverness road and adjacent to one of the main junctions linked to the Aberdeen Western Peripheral Route (AWPR).

ABZ Business Park offers fully-serviced sites for office, industrial and hotel development, on outright sale or lease terms.

Mixed office and warehouse facilities are already being delivered onsite, with plans for major new hotels, serviced offices and further industrial premises being taken forward.

Bespoke building solutions, delivered to the highest standard, including design-and-build options, are available based on clients' requirements.

3. D2 Business Park, Dyce, Aberdeen
Website: d2businesspark.com
Developer: Miller Developments
Enquiries: cbre.co.uk/ knightfrank.co.uk

D2 Business Park is strategically located at the heart of Aberdeen's existing commercial hub. The park is situated around Aberdeen International Airport and the junction of the new Airport Link Road leading directly to the Aberdeen Western Peripheral Route (AWPR).

D2 has been carefully masterplanned to provide an attractive blend of modern, high quality offices, functional industrial accommodation, ample yard areas, and hotel and restaurant use. It offers flexibility for prospective tenants in both size and style, designed to suit specific requirements, from a pavilion to an international HQ.

The park is home to BP, one of the world's leading international oil and gas companies, as well as Emerson's new £20million office and service centre. ASCO Group also has a warehouse, yard, office and training centre within the park.

D2 capitalises on a network of existing bus routes and core paths. In addition, Aberdeen City Council is to build a new 1,000 space 'Park & Ride' facility nearby the park, which will further increase occupiers travel choices.



4. Aberdeen Energy & Innovation Parks, Bridge of Don, Aberdeen
Website: aeip.co.uk
Developer: Moorfield Group/ Buccleuch Property
Enquiries: ryden.co.uk/ knightfrank.co.uk

The Aberdeen Energy and Innovation Parks mark the southern gateway to the Energetica corridor, offering a range of office and warehouse facilities to SMEs and large corporations.

The two business parks provide first-class flexible working spaces and business support services to meet the needs of over 80 companies and a workforce of nearly 2,000 employees.

The parks are located in the north of Aberdeen city, within close proximity to Aberdeen International Airport. Both parks are situated in beautiful locations, one in a mature parkland setting and the other in a scenic coastal setting overlooking the North Sea.

Aberdeen Energy and Innovation Parks offer high quality office facilities for immediate occupation, with flexible solutions for businesses ranging from 2 - 100 persons. Workshop and warehouse space is also available to let and over 55 acres of development land which can be used to deliver bespoke occupier solutions across Use Classes 4, 5 and 6.



5. The Core

Website: thecoreaberdeen.com

Developer: Clearbell

Enquiries: jll.co.uk / shepherd.co.uk / savills.co.uk

Turning 30 acres into one of the most energy efficient, low carbon business communities in the UK in an unparalleled coastal location, The Core is a business park offering high quality and bespoke office, industrial, workshop, warehouse and leisure facilities.

Located at the gateway to the Energetica corridor, The Core is accessed directly from the A90 and is adjacent to the Denmore Industrial Estate as well as the AWPR connection. This great strategic location allows commuters to reach the city centre in ten minutes and the airport in 20 minutes, whilst being positioned only 250 metres from the beach and two championship golf courses.

All of the facilities are of the highest quality and are BREEAM 'Excellent' and EPC 'A' rated at no extra cost to the occupier, delivering running cost savings of up to 50% and helping occupiers to meet the carbon reduction commitments.

A flexible approach has been taken to all enquiries; in addition to a 27,000 sq ft industrial unit available now for occupation, there are design and build solutions on a lease or freehold basis and serviced land for owner occupation opportunities. Planning permission has been secured for an additional three plots for further development at The Core: a 26,000 sq ft unit, 39,000 sq ft unit and a 100,000 sq ft unit. The consent allows for both office and industrial accommodation plus service yards.



6. Blackdog, Aberdeenshire

Website: energetica.uk.com/key-projects/blackdog-project

Developer: Ashfield Land & Kirkwood Homes

Enquiries: ashfieldland.co.uk

Ashfield Land and Kirkwood Homes plan to deliver a new £150m mixed use development in the coastal village of Blackdog, five miles north of Aberdeen. As well as providing 600 houses, retail, leisure and industrial space and a new town centre, an area of 37,500 sqm has been allocated for a new business park at the north of the site.

Blackdog's prime gateway location takes advantage of the new Aberdeen Western Peripheral Route and will help to consolidate Aberdeenshire as one of the world's major energy centres, complementing the Energetica Corridor strategy. It is envisaged that the site will be transformed into a high quality lifestyle, leisure and ultimately global business location which ensures that the north east's key areas of diversification in life science, food and drink and tourism are considered and catered for.



7. Enerfield

Website: enerfield.co.uk

Enquiries: info@enerfield.co.uk

Enerfield Business Park, located on the Energetica corridor, offers a bespoke business space in a superb setting, ideal for serving the energy and business sector in the North East.

Specifically designed to complement the wider landscape, Enerfield is nestled in the Aberdeenshire countryside, just off the main road from Aberdeen to Ellon and Peterhead, with direct access to the Aberdeen Western Peripheral Route (AWPR), which will bring substantial benefits to the city and significantly improve access to the North East.

The energy efficient property development provides high quality business units and storage yards, and a planning application for an anaerobic digester plant has been submitted to Aberdeenshire Council. This will enable Enerfield to be completely green, meeting their low carbon aspirations of providing heat, electricity and gas entirely without fossil fuels.

The eight hectare site commands a green field location to which customers can choose their own bespoke build to suit specific business needs, and provides easy links to Aberdeen city centre and harbour, and the busy fishing port of Peterhead.



8. Balmacassie Commercial Park, Ellon, Aberdeenshire

Developer: Aberdeenshire Council

Enquiries: jamesgibb.co.uk

Balmacassie Commercial Park is a fast expanding, fully-serviced commercial park north east of Ellon town centre. A more recent addition to Ellon's commercial land supply, Balmacassie offers a range of serviced plots in the heart of the Energetica corridor, in one of Aberdeenshire's most attractive towns.

It is only a short walk from the local park and ride facility and has good access to the A90 providing excellent links to Aberdeen (17 miles south) and Peterhead (16 miles north). The park will benefit from improved connectivity as a result of the Aberdeen Western Peripheral Route (AWPR) and Balmedie to Tipperty dualling works, also improving access to Aberdeen International Airport and the motorway network to the south of the city and beyond.

Balmacassie is already home to a number of companies such as Brewdog, Powerjacks and SengS and has a flexible range of plots still available.



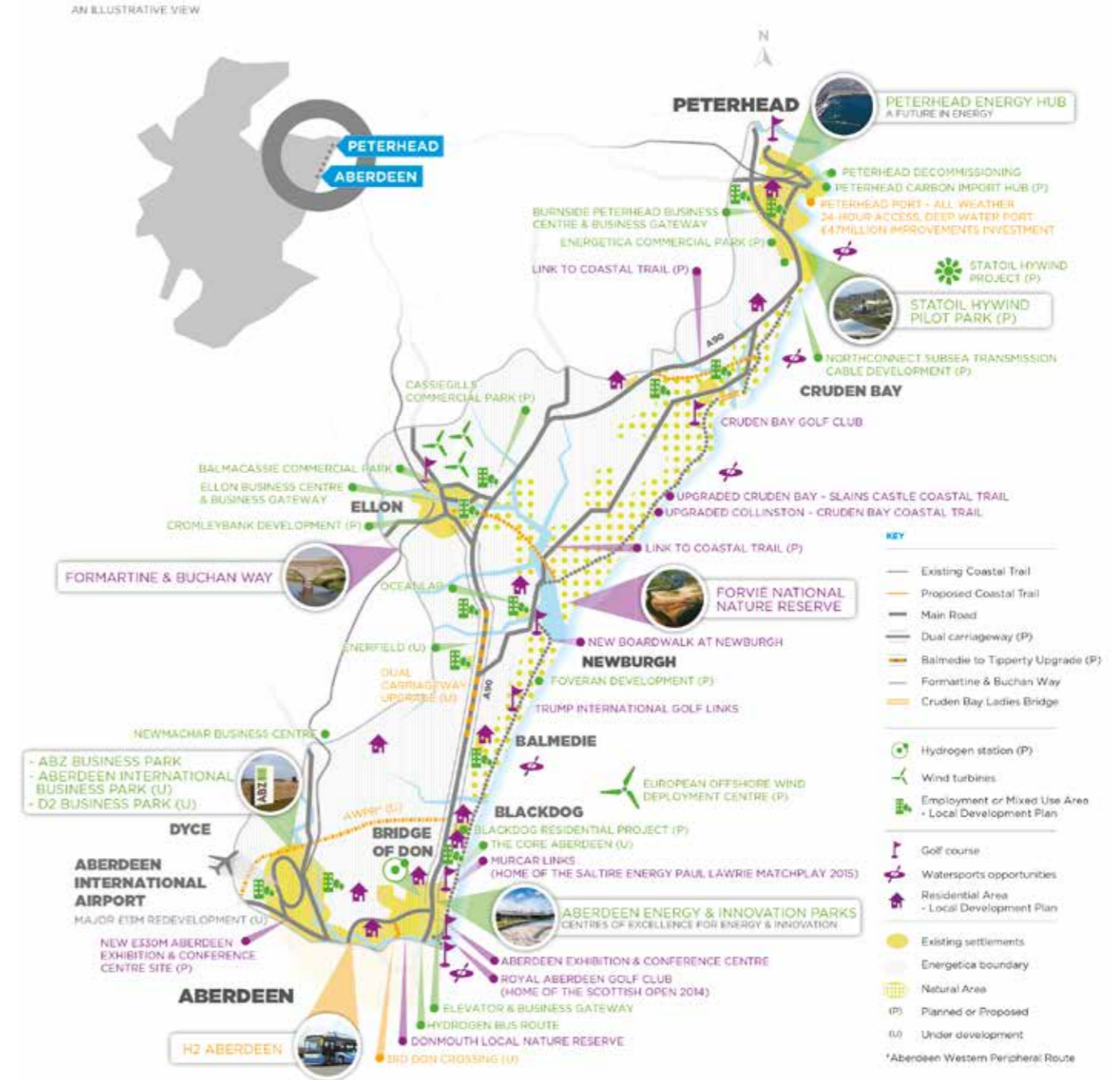
9. Energetica Commercial Park
 Website: energetica.uk.com
 Enquiries: ryden.co.uk/ shepherd.co.uk



The Energetica Commercial Park is located at the southern gateway to the bustling town of Peterhead. The park is close to the A90 Aberdeen to Peterhead road and presents occupiers with significant branding opportunities.

The site is conveniently located less than 1.5 km from the deep water facilities of Peterhead Port and the area is a growing and diverse business location within the Energetica corridor, making it a destination of choice for a wide variety of occupiers.

Designed to be attractive for storage, workshop and office users, the Energetica Commercial Park offers occupiers the opportunity to choose from a range of plots. Significant new development has already taken place within the immediate area, and further large scale commercial investment is planned, including a £50million port expansion.





TO FIND OUT MORE ABOUT ENERGETICA:
ENERGETICA.UK.COM
INFO@ENERGETICA.UK.COM

