

The Future At Work



A warm welcome

At Aberdeen Energy & Innovation Parks we've created environments that people love – environments where it's possible to achieve that all important work-life balance. Both Parks are situated in beautiful locations – one in a mature, lush parkland setting and the other in a scenic coastal setting overlooking the North Sea.

The flexible space here is first class, ranging from high class offices and serviced offices to excellent modern business units and major headquarters to bespoke design and build developments where we can help to make the premises of your dreams a reality. Whether you choose to let or develop there's a wide range of attractive opportunities as shown on the enclosed inserts.

So please take a few minutes for a glimpse into “the future at work” to see how great life can be when you choose one of our Parks.



Cherry Paton
Parks Manager



Mark Napier
Parks Director

Bursting with energy, alive with innovation.

We're rather proud of our Energy & Innovation Parks that are home to a multitude of successful businesses, many of them world class. For the companies based here, it's not just about two leading business Parks, it's about a way of work that seamlessly blends work with play and helps energise the organisations and individuals who work and prosper here.

Both Parks have recently undergone an extensive refurbishment programme and provide excellent tenant facilities including manned receptions, concierge services, conference rooms, cycle parking, showers, on-site nursery/play centre and Grub café located at Aberdeen Energy Park.



Life map - your routes to a better work-life balance.



Car

Immediately accessible from the A956 (Ellon Road) and A92 (The Parkway).

Bus

Use the following services to access the Aberdeen Energy Park:
First Group Red Line No's. 1 & 2
First Group No. 40 Aberdeen Exhibition and Conference Centre Park & Ride
Please contact the operators for updates to these services.

Train

National and local services access Aberdeen Rail Station in the city centre, a short drive from the Park. For details of services available please refer to national and local rail providers:
www.nationalrail.co.uk

Plane

Aberdeen Airport at Dyce is 9 miles north west of the Park. The airport provides frequent services to cities throughout the UK and Europe.



Car

Highly accessible from the A956 (Ellon Road) and A92 (The Parkway).

Bus

Use the following services to access the Aberdeen Innovation Park:
First Group Red Line No's. 1 & 2
Please contact the operators for updates to these services.

Train

National and local services access Aberdeen Rail Station in the city centre, a short drive from the Park. For details of services available please refer to national and local rail providers:
www.nationalrail.co.uk

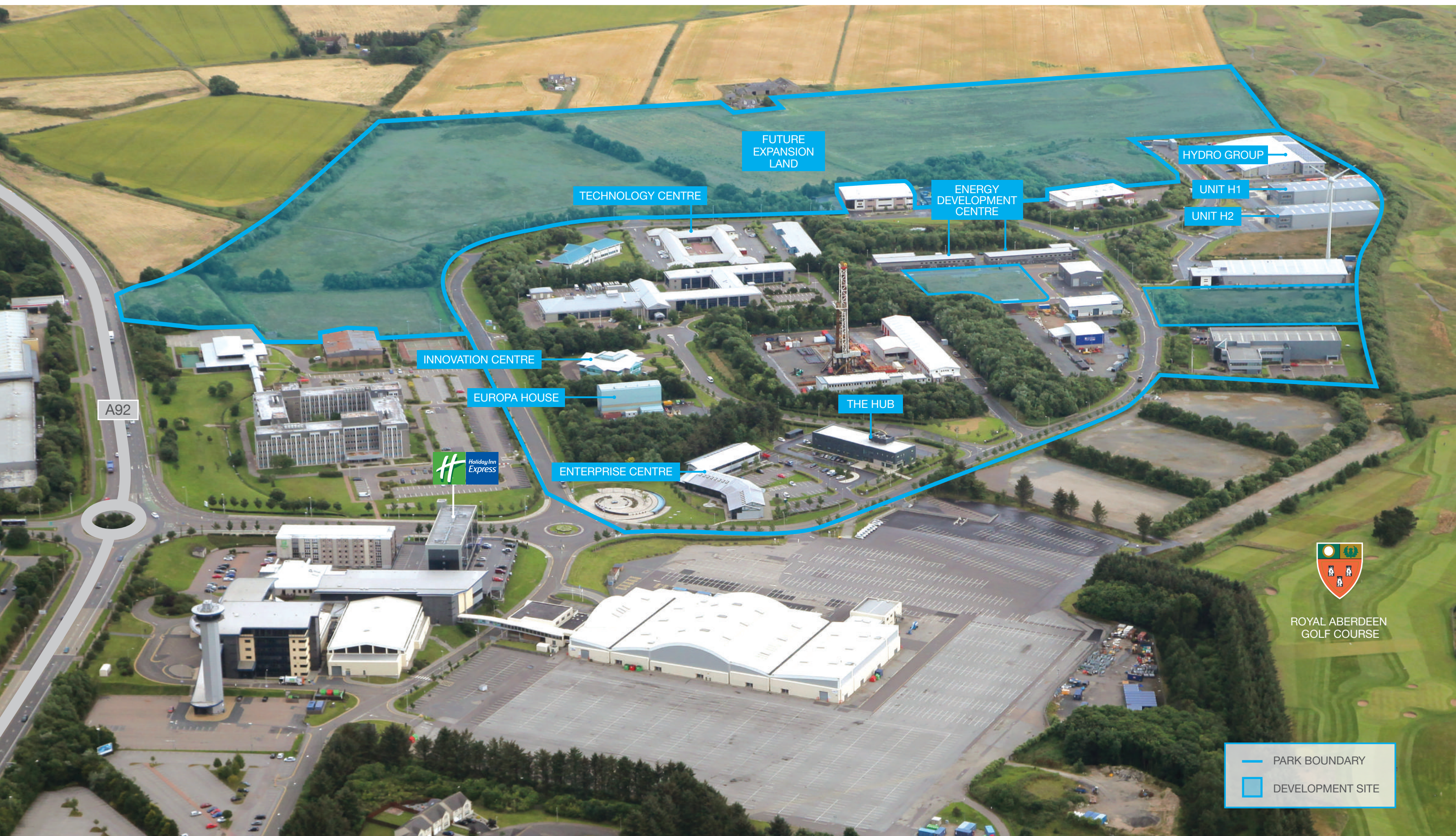
Plane

Aberdeen Airport at Dyce is 7 miles north west of the Park. The airport provides frequent services to cities throughout the UK and Europe.



Bird's eye view.

We have some beautiful birds on our Parks including the swallows shown here, so you might like to see our locations from their perspective...





Quality of life.

Aberdeen consistently achieves one of the highest standards of living in the UK.

People who come to live and work in Aberdeen agree that the quality of life is exceptional, with

city facilities offering outstanding education, healthcare, choice of housing and leisure activities. Perfect for individuals and families alike, Aberdeen offers a safe environment and was recently voted one of the happiest cities in the UK.



The 'Energy' Capital.

Aberdeen is about energy and not just the oil, gas and renewables sector that have led to the city becoming the energy capital of Europe. Entrepreneurial flare, drive and ambition have resulted in Aberdeen being ranked as one of the UK's most competitive cities. Home to five of Scotland's top ten businesses, the city has the highest business birth rate in the UK after London.

With a population of 228,990 and a regional catchment population of over 500,000, the city is the administrative capital of the North

East of Scotland and benefits from two universities, an expanding international harbour and airport, seven major research institutes, together with world-renowned food, fisheries and agricultural research establishments.

The continuing strength of Aberdeen's economy has consistently bucked national and international trends with its high wage, high skills base, consistently low levels of unemployment and a GDP per worker, which is the highest in Scotland.

Park Life



Breathing space.

Unlike many business parks, where every bit of land is built on, at Aberdeen Energy & Innovation Parks you have room to breathe. Not only are our buildings set in beautiful

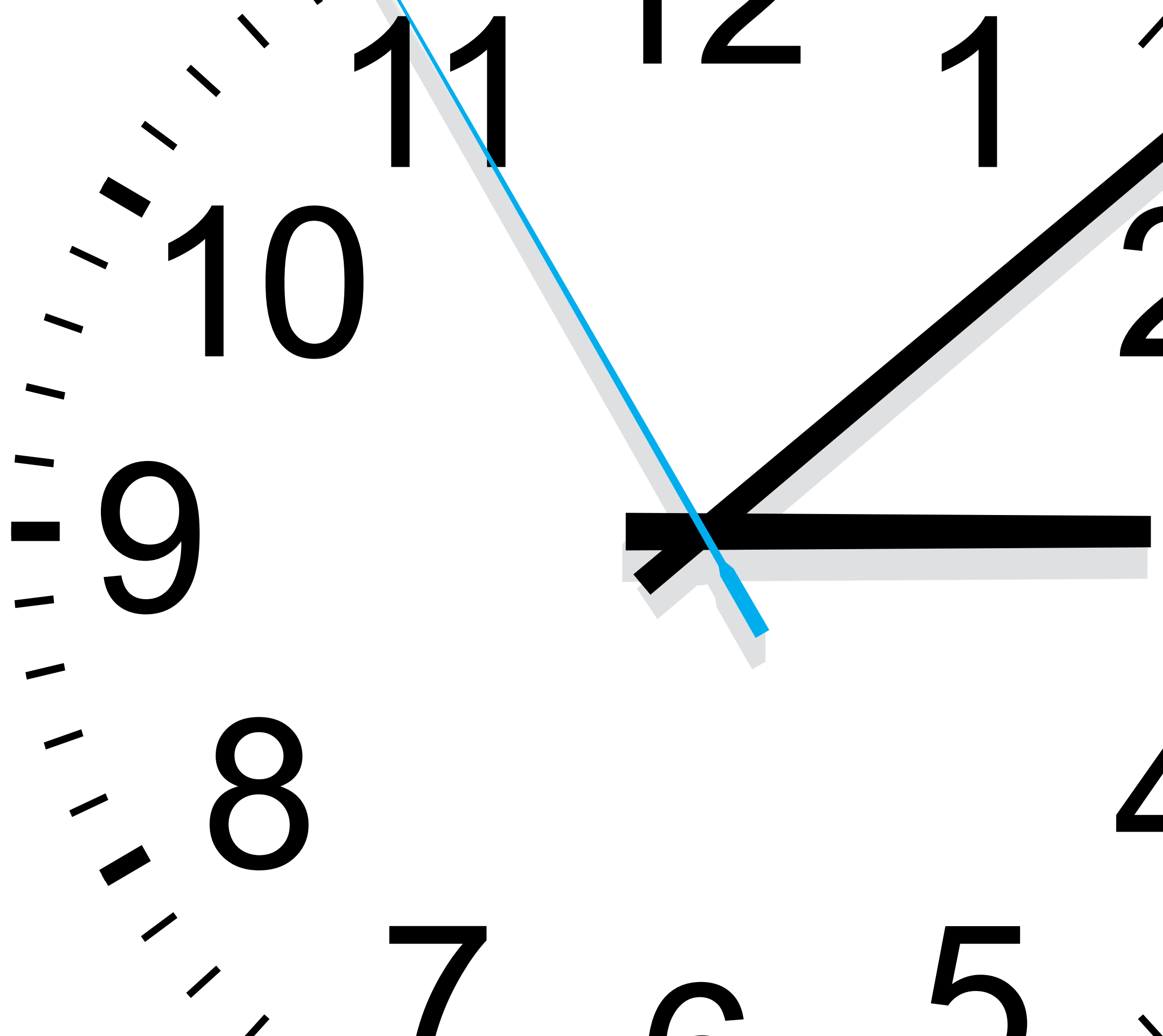
locations, they're spaced well apart with a generous proportion of both Parks allocated to landscaping, featuring mature trees and attractive planting.



Life

Time

Given the demands and pressures of modern business, time is an extremely valuable commodity. On the following pages are a few examples of how advantageous it can be when you choose one of our Parks and free up time for your life.



Life style...



River Don



Royal Aberdeen Golf Club



Beach

All conveniently nearby.

Both of our Parks deliver outstanding lifestyle opportunities with everything conveniently nearby. So whatever

your passion, be it golf, horse riding, fishing, keeping fit or simply taking a stroll on the beach, it's all on hand.



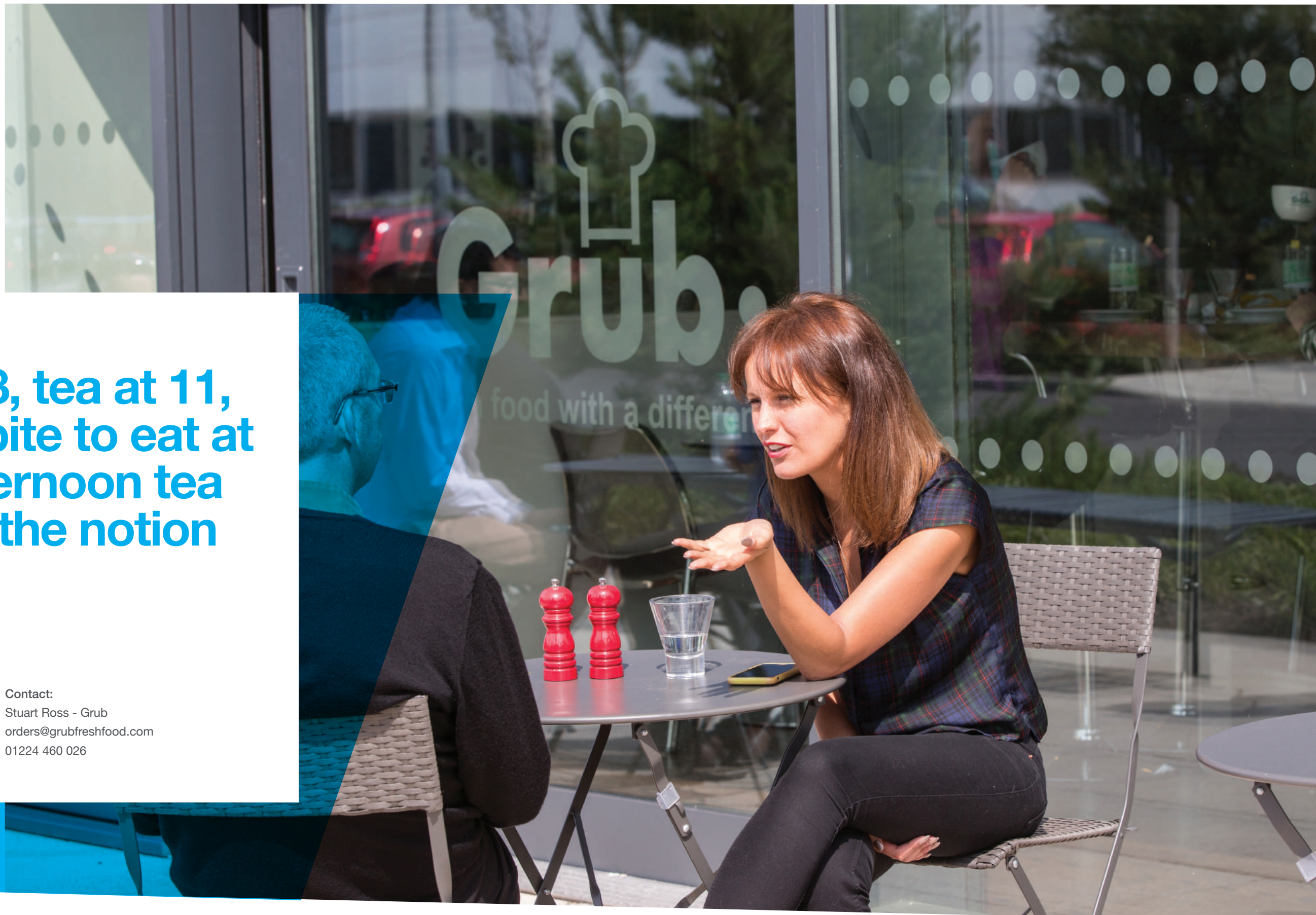
Jennifer Burnett Equestrian Centre



**Coffee at 8, tea at 11,
a healthy bite to eat at
12 and afternoon tea
whenever the notion
takes me.**

Grub, our contemporary fresh
food café, located at the Hub in
Aberdeen Energy Park.

Contact:
Stuart Ross - Grub
orders@grubfreshfood.com
01224 460 026



**It really saves time
having Stompers on site.
I love having my
youngsters close by.**

Located in the Balgownie Centre in our Innovation Park, Stompers Nursery provides care for infant and pre-school wee ones. Available to parents working on-site at either of our Parks the nursery features a soft play area, crèche, café, outdoor play area and dedicated drop-off car park opposite the building.

Contact:
Pauline Fazackerley - Stompers Nursery
pauline.stompers@gmail.com
01224 478 997
01224 478 141





Zen and the art of parking.

Our extremely generous parking provision means you won't waste time looking for parking spaces. So say goodbye to double yellow lines,

meters and parking fines. Just drive in, choose your space and get your day off to a hassle free start.

Friends, neighbours and potential collaborators.

You won't have to travel far to find opportunities for joint ventures, networking or simply exchanging thoughts and ideas. Our Parks are home to a host of successful SME's, well known brands and sector

leaders, and together they create a thriving business community. We've over 80 companies and 1,800 people working on our Parks, so you'll come across some bright minds that you might just want to tap into.





**Heathrow: 1 hour
30 minutes
Oslo: 1 hour
40 minutes**

With Aberdeen Airport accessible within 13 minutes' drive time it's easy to get away for business or pleasure.

Drive times.

In no time at all you can be in the centre of Aberdeen or any of Scotland’s major cities.

Aberdeen City Centre	10 minutes
Dundee	1 hour 30 minutes
Inverness	2 hours 30 minutes
Stirling	2 hours 30 minutes
Edinburgh	2 hours 30 minutes
Glasgow	2 hours 40 minutes

And with access being provided to the north of our Parks via the Aberdeen Western Peripheral Route (AWPR), and the new Diamond Bridge (The Third Don Crossing in Aberdeen) now open, connectivity is better than ever.



Overnight success.

If you have clients or visitors staying overnight they'll also be saving time, courtesy of the Holiday Inn Express,

situated directly opposite our Energy Park and a wide selection of excellent hotels, all conveniently nearby.





Making your life easy.

Your very own on-site management team, here to take great care of you, leaving you free to take care of business.

Thank you.

Thank you for taking the time to learn a little bit about our Parks. If you like what you see then please come and see for yourself. Along with our rather friendly letting agents, we would welcome the opportunity to get together with you for an informal chat over tea or coffee, to give you an

insight into why so many innovative and successful companies have chosen our Parks.

So why not call to arrange a get together, you never know, it could be life changing!

For all enquiries relating to the management of the Parks please contact the Parks Management Team:

Mark Napier

Parks Director
mark.napier@avisonyoung.com
0141 305 6360

Cherry Paton

Parks Manager
cherry.paton@aeip.co.uk
01224 933 004

PR & Marketing

Fiona Riddell
07866 167 999
fiona@frpr.co.uk

Facilities Manager

Laura Yakin
01224 933 003
laura.yakin@aberdeenenergypark.com

aeip.co.uk

Follow us on Twitter @AberdeenEIP

For all new letting opportunities or to discuss site requirements please contact the joint marketing agents:



01224 644 272

Eric Shearer

01224 415 948
eric.shearer@knightfrank.com

Matthew Park

01224 415 951
matthew.park@knightfrank.com

Scott Hogan

01224 415 956
scott.hogan@knightfrank.com



01224 588 866

Paul Richardson

01224 569 674
paul.richardson@ryden.co.uk

Arron Finnie

01224 569 651
arron.finnie@ryden.co.uk

Daniel Stalker

01224 569 680
daniel.stalker@ryden.co.uk

DISCLAIMER: Knight Frank and Ryden on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Knight Frank or Ryden has any authority to make any representation or warranty whatsoever in relation to this property. 3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. 4. All areas, plans and images are for indicative purposes only and subject to planning. Date of publication: October 2019.

aeip.co.uk



[@AberdeenEIP](https://twitter.com/AberdeenEIP)