

# Design & Build

**To Let / For Sale**

Office, Industrial, Storage  
& Distribution





# The Parks

The Aberdeen Energy & Innovation Parks are established, attractive business parks situated in the Bridge of Don area to the north of Aberdeen City Centre marking the southern gateway to Energetica, Scotland's 30 mile energy corridor from Aberdeen to Peterhead. With excellent access to the city and Dyce airport which is less than 5 miles north west,

the Parks are superb locations for both new or well established companies seeking to locate their operation in a successful business environment alongside the likes of Weatherford, SAIC, Absoft, WIPRO UK, Imenco UK Limited and Rockwell Automation.





# Realise Your Vision

The Parks are designed to provide the ultimate flexibility in accommodation type and services, all set within beautiful locations – one in a mature, lush parkland setting and the other in a scenic coastal setting overlooking the North Sea.

At Aberdeen Energy & Innovation Parks we've created environments that people love, where it's possible to achieve that all important worklife balance – environments where companies can now create their own bespoke building.

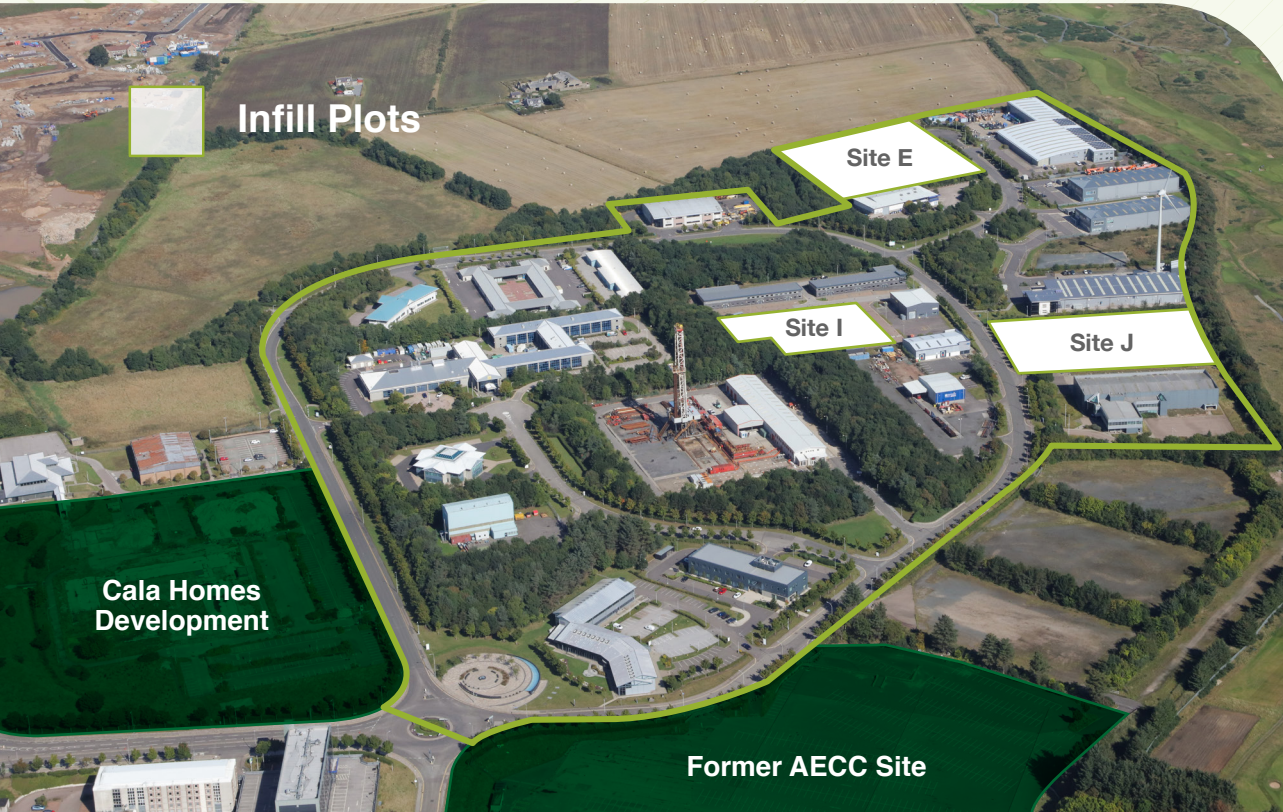
AM Sci Tech own 13 acres of development land across both the Innovation and Energy Parks and can deliver 'turnkey solutions' to occupiers on both a lease and purchase basis.





# The Energy Park

The Aberdeen Energy Park is well established in an attractive parkland environment overlooking the North Sea. Design and build and turnkey packages available.



 Aberdeen Innovation Park Boundary

## On-site Amenities

- Mature landscaped environment
- Dedicated on-site management team
- Generous car parking
- Meeting rooms with AV and projection facilities
- On-site security
- The Hub offering meeting space and café facilities

## Development Site Areas

Site E	2.15 acres	0.87 ha
Site I	1.06 acres	0.43 ha
Site J	1.86 acres	0.75 ha



# The Innovation Park

The Aberdeen Innovation Park is well established in an attractive parkland environment providing companies with the business support and technology to facilitate growth. Design & build and turnkey packages available.



 Aberdeen Innovation Park Boundary

## On-site Amenities

- Mature landscaped environment
- Dedicated on-site management team
- Connectivity to high speed broadband
- Generous car parking
- Meeting rooms with AV and projection facilities
- On-site security and Nursery
- Catering and break out facilities including daily catering services

## Development Site Areas

Site A	0.94 acres	0.38 ha
Site B	1.81 acres	0.73 ha
Site C	1.00 acres	0.404 ha
Site D	0.86 acres	0.348 ha
Site E	2.13 acres	0.86 ha
Site F	1.17 acres	0.473 ha



# Specification

At the Aberdeen Energy & Innovation Parks we can deliver bespoke property solutions to fulfil your occupancy requirements on a leasehold or purchase basis across Use Classes 4, 5 and 6. Offices, industrial, storage & distribution.

Opposite is a typical specification for new build offices or industrial units. We would be delighted to engage with you to identify and deliver the optimal solution for your property requirements.



## Office

- Open plan flexible floor plates
- 150mm fully raised floors
- Suspended ceiling
- LG7 compliant lighting
- 2.7m floor to ceiling height
- Male, female and disabled toilet facilities
- Shower facilities
- Modern Kitchen/Break out areas
- Generous on site car parking provision

## Industrial & Warehouse

- Steel portal frame construction
- Concrete floor
- 7.5m eaves height
- Electronically operated roller shutter doors
- 3 phase power
- Secure concrete yard
- Integral office accommodation as above



# Design & Build



## Terms

Design and build packages are available on long term FRI leases or on sale terms. Developments can be tailored to suit individual requirements, subject to agreeing terms and the building specification. Alternatively, land sales will be considered.

## VAT

VAT will be payable in addition to all monies due under any lease or purchase price.

## Entry

By arrangement, subject to conclusion of legal formalities.

## Legal Costs

Each party will be responsible for their own legal costs. The tenant / purchaser will be responsible for any applicable LBTT or registration dues.

## Information

Interested parties are requested to register their interest and requirements with the joint agents, to whom all offers should be submitted in Scottish legal form.

## Viewing and Further Information

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## Ryden

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