

ABERDEEN  
GATEWAY



ABERDEEN'S NEW BUSINESS QUARTER



←←←← Aberdeen Airport

City Centre

A90

A956

Proposed Aberdeen Western Peripheral Route (Bypass)

# ABERDEEN'S BUSINESS GATEWAY



Aberdeen Harbour

Altens Business Area

**ABERDEEN GATEWAY IS A STRATEGIC  
LANDMARK BUSINESS PARK.**

LOCATED ON THE AXIS  
INTO THE CITY,  
ABERDEEN GATEWAY  
OFFERS OFFICE AND  
INDUSTRIAL OCCUPIERS  
MODERN, HIGH QUALITY  
AND TAILOR MADE  
PROPERTY SOLUTIONS.

# ACCESSIBLE ABERDEEN

OFTEN REFERRED TO AS “THE GRANITE CITY”, ABERDEEN IS A COSMOPOLITAN HUB LOCATED IN THE NORTH EAST OF SCOTLAND ON THE GRAMPIAN COASTLINE.

It is a regional port, of significant standing, which in the past depended on traditional industries. More recently, Aberdeen has established itself as the UK's premier energy centre and one of Europe's most enterprising regions.

The city is Scotland's third largest and enjoys high economic activity, with a GDP growth rate above the Scottish average in addition to boasting the second highest rate of business formation in Scotland.

A significant proportion of the economy is attributable to the Oil and Gas Sector, but there are in fact twice as many employees involved in Tourism,

Distribution, and the Public, Health and Education sectors. Aberdeen is a diverse and mature business location with a very positive future.

With a population of approximately 450,000 across the region and mature transport links, the city scores highly in key demographic areas as a European destination for business.

At Aberdeen's core is education. All levels are catered for with excellent schooling and one of the UK's oldest and most respected Universities.

Aberdeen University and Robert Gordon's University student numbers amount to over 27,000, providing businesses with a steady stream of highly qualified job seekers.

Quality of life in Aberdeen is exceptional. World class golf courses blend with hundreds of miles of unspoilt coastline, a number of snow sport centres are close by and other key outdoor pursuits are accessible including world class fishing, stalking, cycling, mountaineering and sailing.

The city is vibrant with an eclectic mix of bars, restaurants and hotels which cater for all tastes, adding to the cosmopolitan atmosphere in Aberdeen.

## KEY OCCUPIERS IN ABERDEEN INCLUDE:



**SCOTLAND'S THIRD LARGEST CITY  
BOASTING THE SECOND HIGHEST RATE  
OF BUSINESS FORMATION IN SCOTLAND.**



Images courtesy of: Ronald Thain / Alamy, Ray Smith Photography and Scottish Viewpoint.



# ACCESSIBLE BUSINESS

**ABERDEEN GATEWAY IS A 45 ACRE/18.2 HECTARES MIXED USE DEVELOPMENT UNDERTAKEN AS A JOINT VENTURE BETWEEN STOCKLAND AND THE MUIR GROUP.**

The two developers have a fantastic reputation for delivering high quality schemes throughout the UK.

Stockland established its UK division following a merger with UK property company Halladale Group Plc in May 2007. Stockland has grown significantly in the UK to become a leading property development, management and investment company. Spanning retail, office and mixed use projects their properties under management are valued at over £1 billion and they have a development pipeline with an end value in excess of £500 million.

[www.stockland.com.au/uk](http://www.stockland.com.au/uk)



The J W Muir Group plc is a family owned business, pulling the resources of the group companies together provides a range of skills and experience to undertake projects across the development spectrum. With a reputation for quality and client focus, the Group employs net assets of around £67 million with an annual turnover exceeding £93 million. Innovation in design, through research into new materials and construction practices, keeps the group at the forefront of the industry. The Group employs over 360 staff and actively employs from local sources.

[www.muirgroup.co.uk](http://www.muirgroup.co.uk)





**PLEASE REFER TO THE ENCLOSED BROCHURES FOR SPECIFIC INFORMATION ON THE DIFFERENT PROPERTIES AVAILABLE WITHIN ABERDEEN GATEWAY. >>**

Aberdeen Gateway offers discerning businesses flexible options in one single location, appealing to both office and industrial occupiers. The development will be a fully branded site with clear estate signage and rigorous estate management, all within a secure environment. High levels of landscaping is committed to, along with the construction of a new road infrastructure.

The developers are in a position to sell or lease sites and buildings, or alternatively provide bespoke, 'turnkey', solutions for onward occupation. Flexibility of terms will be considered.

The site has obtained outline planning consent for use classes 4, 5 and 6 under the Town and Country Planning

(Scotland) Act. Construction contracts can be triggered quickly, and it is requested that the joint agents should be contacted for further details regarding this exciting new business area for the city.

**Green Credentials**

The development of Aberdeen Gateway has to be as sustainable as possible throughout all elements of the project.

From construction ethics through to the materials being used for landscaping, from building specification to photovoltaics and rainwater harvesting, the developer of Aberdeen Gateway is 100% committed to making the scheme as environmentally sustainable as possible whilst striving to keep occupational costs as low as possible.

In this world of corporate governance, companies have to be concerned about their buildings, and it is clear that ones who dismiss this find it harder to attract employees.

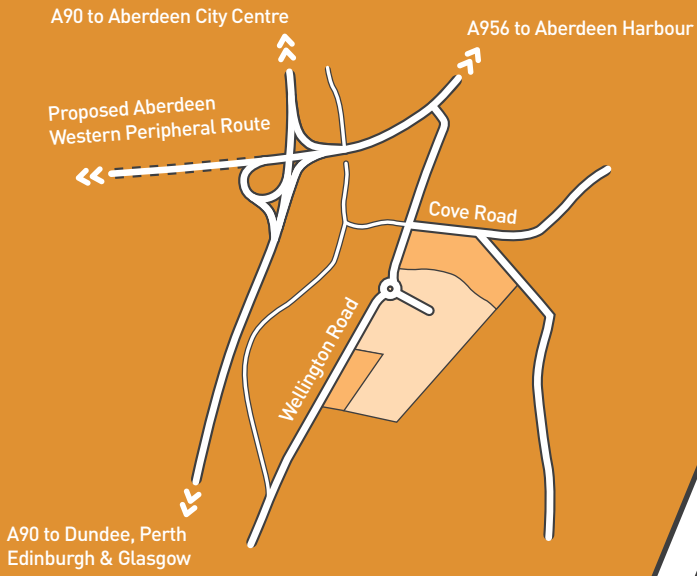
With a green travel framework in place, Aberdeen Gateway will create a green and sustainable environment for the modern business occupier.

Fundamentally, Aberdeen Gateways' office buildings will be looking to achieve a "Very Good" BREEAM rating ([www.breeam.org](http://www.breeam.org)) and, when Energy Performance Certificates (EPC) become legislation in 2009, the developer is prepared for assessing the rating of each individual building.



# ACCESSIBLE CHOICE

## THE ABERDEEN GATEWAY MASTER PLAN



### SITE A

HEADQUARTERS OFFICE BUILDING  
From 14,544 sq m (156,555 sq ft)\*

### ECOLOGICAL RESERVE

MOSSED AREA





**SITE B**

**'STAND ALONE'  
OFFICE BUILDINGS**

Whole buildings from  
1,860 sq m (20,000 sq ft)\*  
Also divisible to as low as  
465 sq m (5,000 sq ft)\*

**MAIN ENTRANCE**

Cove Road

Wellington Road

**SITE C**

**'STAND ALONE'  
OFFICE BUILDINGS**

Whole buildings from  
1,860 sq m (20,000 sq ft)\*  
Also divisible to as low as  
465 sq m (5,000 sq ft)\*

**SITE D**

**INDUSTRIAL UNITS**

Units ranging between  
1,022 – 1,300 sq m (11,000 – 14,000 sq ft)\*

**SITE E**

**SERVICED SITES FOR INDUSTRIAL USE**

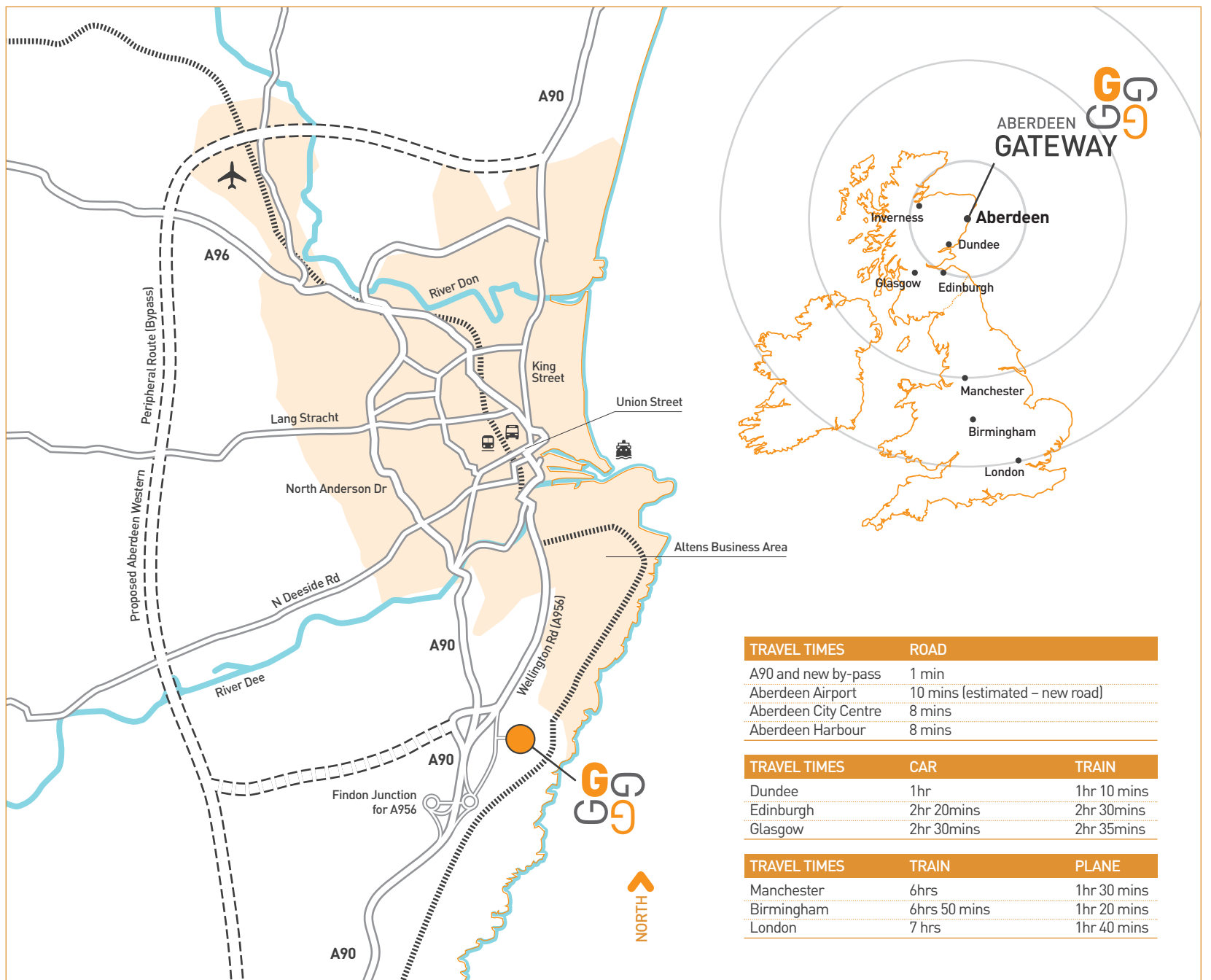
fully serviced plots, ranging from 1.0 to 8.7 acres  
(0.4 – 3.5 hectares), for sale or to lease. \*

**'DESIGN AND BUILD' OR 'TURNKEY' PACKAGES**

For sale or lease.  
Layout is indicative only.

\*Sizes and areas are approximate – please see inserts for further details.





# ACCESSIBLE LOCATION

**ABERDEEN GATEWAY IS LOCATED TO THE SOUTH SIDE OF THE CITY, AWAY FROM THE NOISE AND CONGESTION ASSOCIATED WITH THE CITY CENTRE.**

The site lies alongside the main access point into Aberdeen city centre, the A90, and the junction with the A956 into Aberdeen Harbour.

The new Aberdeen Western Peripheral Route, which is scheduled for completion by 2012, will substantially improve links to the Airport, and also to the north of Aberdeen.

As part of the development's Green Travel Plan, a dedicated shuttle bus into town will be provided for the complimentary use of the occupiers on the park.

**Coordinates, for satellite navigation**

Moss Side - Postcode: AB12 3RG  
 Lat: 57:05:29N (57.09137)  
 Lon: 2:06:21W (-2.10586)



**Aberdeen Airport**  
 In 2007 Aberdeen Airport was awarded ACI Airport Service Quality's 'Best Improvement Award'.

The airport handles 3.4 million passengers per year to over 30 destinations including most London airports, Birmingham, Manchester, Bristol, Belfast and Dublin. European destinations include Paris, Copenhagen and Amsterdam.

In addition, the airport is one of Europe's busiest commercial heliports, transporting more than 400,000 helicopter passengers for the North Sea oil and gas industry.

The airport is not all about passenger numbers; over 3,800 tonnes of cargo was handled by the airport last year.

THE POPULAR ALTENS BUSINESS AREA IS NO MORE THAN 5 MINUTES DRIVE NORTH EAST OF ABERDEEN GATEWAY AND IS OCCUPIED BY:



WWW.ABERDEENGATEWAY.COM

designed and produced by crombie anderson, edinburgh

FOR MORE INFORMATION CONTACT THE JOINT AGENTS:



A DEVELOPMENT BY:



Knight Frank and Ryden for themselves and for vendors or lessors of this property whose agents they are, give notice that:

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January 2009