

# BADENTOY NORTH

**60 acre business park providing prime development opportunities**

Badentoy North, Badentoy Industrial Estate, Portlethen, Aberdeenshire, AB12 4YB

A development by  
 **dandara**

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## ABERDEEN

**Aberdeen is recognised internationally as a global centre of excellence in the energy industry and is the energy capital of Europe. It is the third largest city in Scotland with a population of approximately 225,000 and a regional catchment population of 500,000.**

The world's leading energy companies have regional HQ's in Aberdeen : BP, Shell, Exxon Mobil, Total, Chevron, Conoco, Marathon, Talisman Sinopec, Nexen, Apache, Centrica, CNR, TAQA, Premier Oil, Enquest and British Gas. They are supported by an extensive network of international service companies such as Halliburton, Schlumberger, Baker Hughes, Transocean, Petrofac, Aker, Amec, Technip, Wood Group, Lloyds Register and Subsea 7.

It is estimated that the UK Continental Shelf accounts for 50% of the energy activity managed from Aberdeen, with 50% relating to global exports.

The diversity of the city's economy includes major HQ's for Aberdeen Asset Management and First Group, together with a service sector that includes HSBC, Barclays, RBS, Lloyds Banking Group, Deloitte, PwC, E&Y, KPMG, Pinset Masons, Brodies, Maclay Murray and Spens and Simmons and Company.

Aberdeen University and Robert Gordon University have over 30,000 students and the city rates very highly in terms of new business start up and quality of life. In 2014, Aberdeen recorded the highest new business start up rate in the UK, outside of London and has the fifth highest number of businesses in the UK, per head of population. PwC's "Good Growth for Cities Report" ranked Aberdeen as the second best place to live and work in the UK.



## ENERGY SECTOR

**The oil and gas sector in the UK is a significant industry and it makes a substantial contribution to the UK's energy security, economy and employment.**

- Total expenditure on the UK Continental Shelf in 2013 was £26 Billion.
- In 2013 the energy sector delivered £4.7 Billion in corporate tax revenue to the UK economy.
- It supports over 450,000 highly paid jobs in the UK.
- The UK is Europe's second largest oil producer and third largest gas producer.
- The UK is a top 25 global oil and gas producer.

Aberdeen has over four decades of experience in oil and gas with over 900 energy companies and 40,000 related jobs. The cyclical nature of the industry is not a new phenomenon however the long term future of the UK's oil and gas industry is robust. Investment decisions are based on long term forecasts and the level of recent investment in Aberdeen and the UK Continental Shelf is a vote of confidence from the industry. In the short term, there are clear challenges on cost reduction – the industry is embracing the recommendations of the Wood Review and working with Government to shape an industry for several decades to come.



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## SITUATION

Badentoy North is a new Business Park extending to 24.28 hectares (60 acres) being developed by Dandara. The park has already secured Schlumberger Oilfield UK, KCA Deutag Drilling Ltd and DPD Group as occupiers.

The Business Park is located at the north of Badentoy Industrial Estate within the commuter town of Portlethen. Badentoy Industrial Estate is a well-established, and popular business location, situated just seven miles south of Aberdeen and has excellent access to the nearby A90 Aberdeen to Dundee trunk road. Major occupiers within the estate include Schlumberger, National Oilwell Varco UK, Hunting Energy Services, Aker Solutions and Onesubsea.



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## CONNECTIVITY



### ROAD

Aberdeen is situated at the confluence of the A90 and A96 trunk roads. The A90 to the south of the city provides main road communications to Dundee and Perth and subsequently links to the A9/M9/A80 to Glasgow and M90/M8 to Edinburgh. From there the M74 and A1, respectively, provide links to England. The A96 trunk road to the north of the city links Aberdeen with Inverness and Elgin.



### PARK & RIDE

Aberdeenshire Council have planning consent for a new 1,000 space park and ride facility close to the site. Preliminary works have commenced and the park and ride is scheduled to be operational Q4 2015.



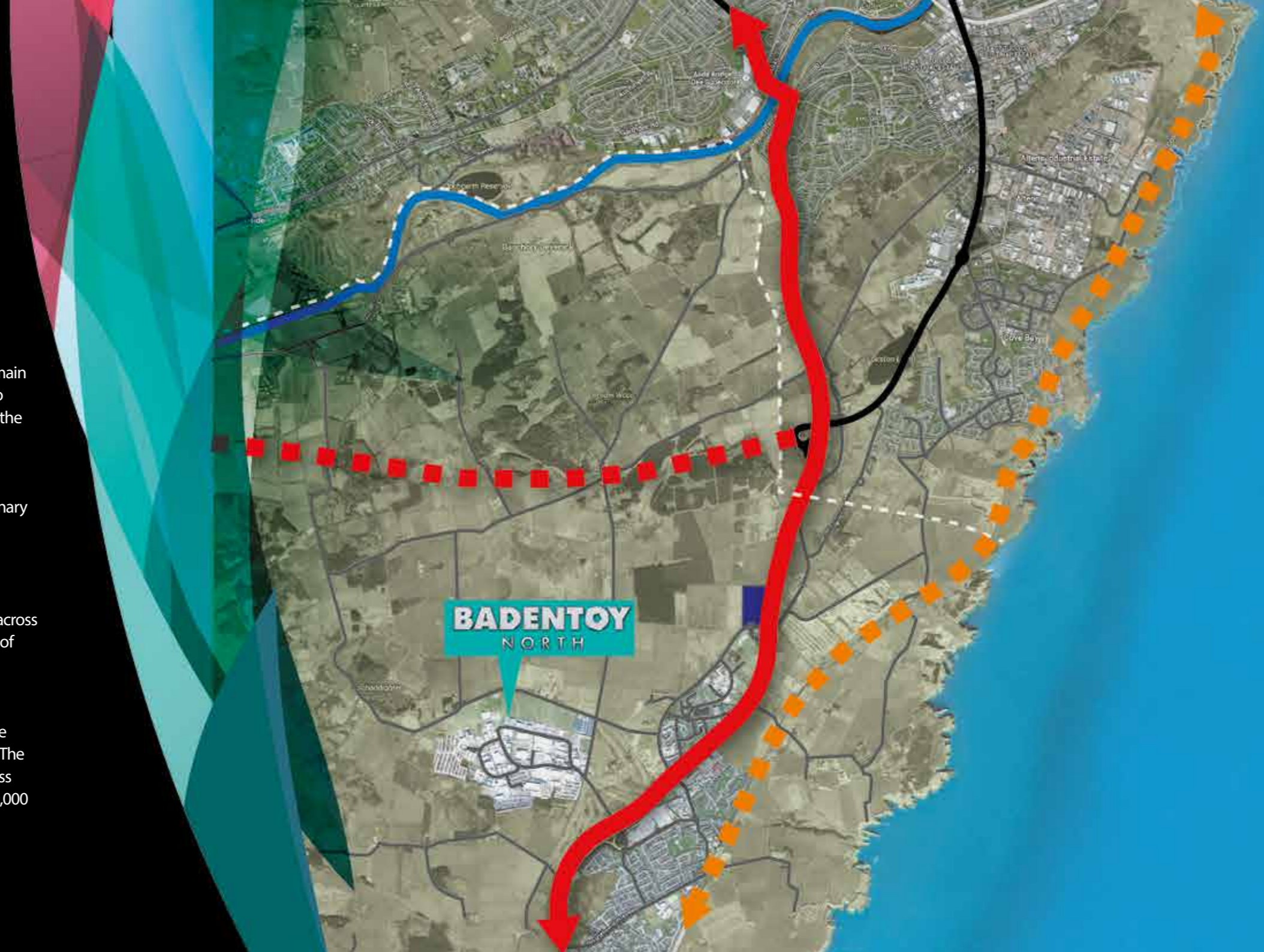
### THE ABERDEEN WESTERN PERIPHERAL ROUTE (AWPR)

The AWPR is the new city bypass funded by the Scottish Government, the City of Aberdeen and Aberdeenshire Councils. This outer ring road will pass round the west of the city, avoiding the city centre and reduce travel times across Aberdeen by connecting the A96 with the A90, substantially improving links to the Airport north, south and west of Aberdeen. Completion due in Q4 2017.



### AIR

Aberdeen International Airport (AIA) is located 8 miles north of the city and is a major international gateway for the North East of Scotland, linking the region to business and leisure destinations across the UK, Europe and beyond. The airport now handles over 3.5 million passengers per year. AIA has become one of the north east's economic success stories as Europe's energy capital, which is also home to one of world's busiest commercial heliports with over 500,000 transfers annually to offshore platforms.



### RAIL

Aberdeen Railway Station is located in the city centre and is a primary station on the east coast railway line. It offers regular direct services to all Scottish cities and London can be reached in under 7 hours via the East Coast service. Portlethen Rail station is the first stop to the south of Aberdeen and has a regular service to the city centre.



### HARBOUR

Aberdeen Harbour is another major economic engine of the city and one of the most modern ports in Europe. It is the largest marine centre in Europe for the offshore oil and gas industry, handles a wide range of general and specialist shipments, has a regular roll-on/roll-off ferry and cargo vessel services and is an important centre for the fishing industry. A £65 million development strategy by Aberdeen Harbour Board is underway to improve the port and they are also planning to develop a second port facility at Nigg Bay, immediately to the South of Aberdeen Harbour.

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## SPECIFICATION

Badentoy North has been allocated for office, industrial, distribution and storage use with 24 hour operation permitted. Properties will be designed and built to suit an individual occupiers exact requirements with delivery anticipated within 12 months from agreement. A typical specification would include:

### Industrial

- Steel Portal Frame construction with external wall and roof cladding
- Concrete Floors
- Electrically operated roller shutter doors sized to match operational requirements
- Eaves height from 6m to 10m.
- Capacity for overhead crange
- 3 phase electricity supply and mains gas supply
- High efficiency lighting and heating to workshop
- Secure reinforced concrete yards
- Full HGC turning circles
- Perimeter palisade security fencing and access gates
- 10% translucent roof lights

### Office

- Grade A office accommodation over 1, 2 or 3 storey's
- Fully compliant with the Equality Act 2010
- VRF heating and cooling with integral controls
- High efficiency fluorescent or LED lighting
- Raised access flooring for power and IT connections
- High quality finishes to core areas
- Car-parking in line with maximum permitted standards



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## ABOUT DANDARA

The Dandara Group was established in 1988 and today is one of the UK's largest independent property development companies.

Dandara have a proven track record throughout the UK, with previous development experience including development of the offshore headquarters for KPMG and HSBC.

In Aberdeen Dandara are established as a premium residential and commercial developer. Recent projects have included completion of major housing sites and delivery of office and industrial facilities for clients including Bibby Offshore Ltd and IKM Testing Ltd.

Current and future projects along with Badentoy North include the creation of an exceptional office park at City South where construction of the new KCA Deutag global HQ is underway, the regeneration of a city centre site to create The Point, a landmark student accommodation development and construction of 292 residential units at Stoneywood for the 'Private Rented Sector'.



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## CONTACT

For further information on Design & Build packages on offer please contact the letting agent:



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