FOR SALE

COMMERCIAL DEVELOPMENT LAND (20.96 ACRES)

COMPETITIVELY PRICED

The Core, Bridge of Don, Aberdeen, AB23 8BD

THE CORE
ABERDEEN

> Fully serviced site
> Ready for immediate development
> Beneficial planning consent
> Established location
> Easy access to the newly completed AWPR

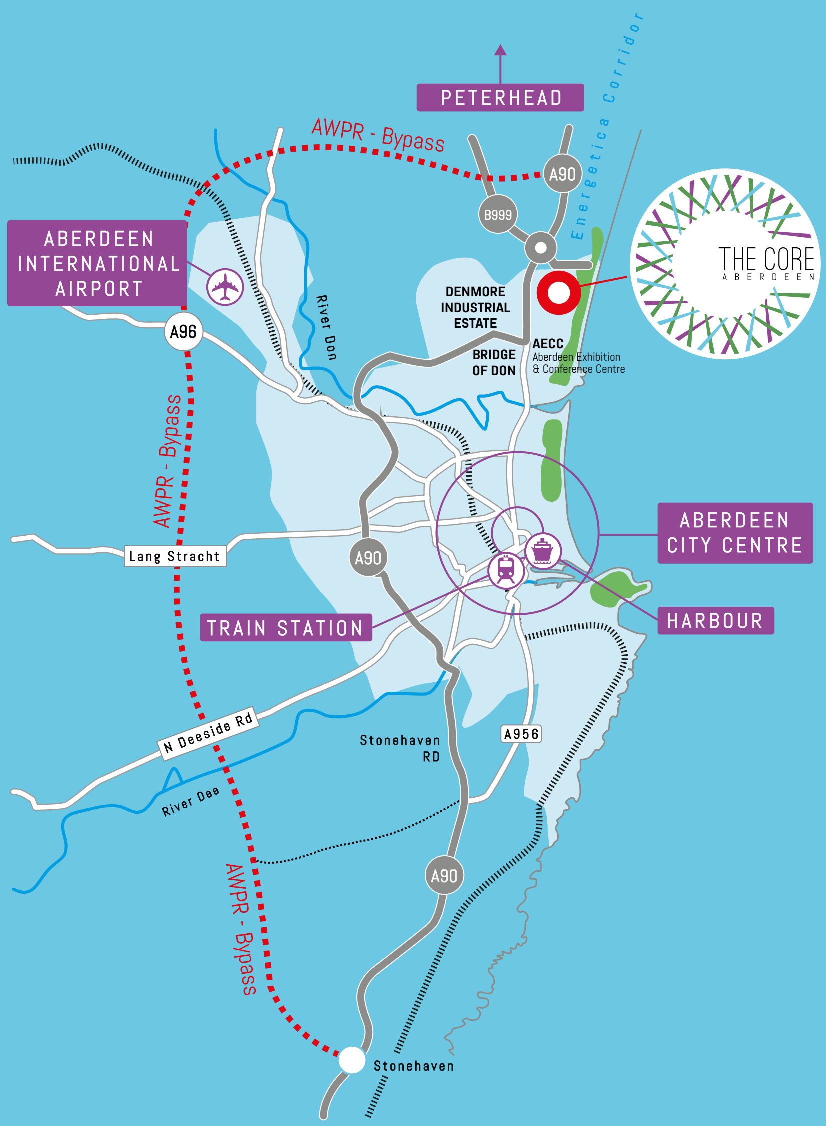
SATELLITE NAVIGATION
AB23 8BD

thecoreaberdeen.com

LOCATION AND ACCESS

The CORE is ideally located in the Bridge of Don to the north of Aberdeen City Centre. Accessed from the A90 and the newly completed AWPR, it is the gateway to the Energetica Corridor, overlooking the Royal Aberdeen and Murcar Links golf courses. The site offers quick access to the airport, harbour and city centre.

- 4 miles to city centre & harbour
- 8 miles to Aberdeen International Airport
- 1.5 miles to AWPR
- 1 mile to AECC
- 1 mile to Denmore Industrial Estate
- 1 mile to Bridge of Don Retail Park
- 2 miles to Royal Aberdeen Golf Club
- 6 miles to Trump International Golf Links
- 5 min walk to Murcar Links Golf Club
- 250 Metres to beach



FLIGHT TIMES	FROM AIRPORT
Leeds Bradford	1hr
Manchester	1hr 10mins
Stavanger, Norway	1hr 10mins
Birmingham	1hr 25mins
London Heathrow	1hr 25mins
London City	1hr 30mins
Amsterdam Schiphol	1hr 30mins
London Gatwick	1hr 40mins
Baku, Azerbaijan (1 stop)	9hr
Abu Dhabi, UAE (1 stop)	9hr 25mins
Houston, USA (1 stop)	13hr 30mins

THE ABERDEEN WESTERN PERIPHERAL ROUTE (AWPR)

The AWPR is a major infrastructure project that will significantly improve and transform the transport connections to north Aberdeen. The 58km new road project, designed as bypass for Aberdeen, is due for completion in Autumn 2018 and will provide a connection to the A90 directly adjacent to The Core.

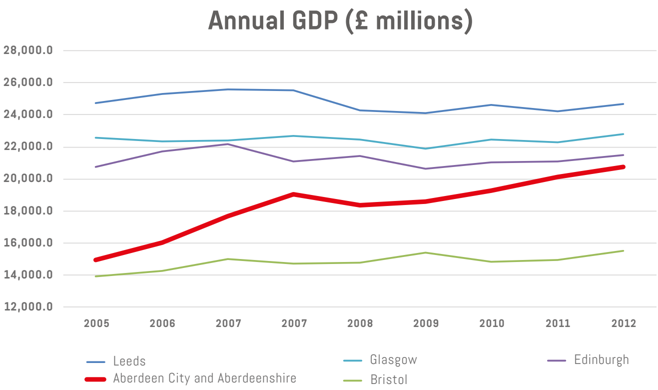
HARBOUR

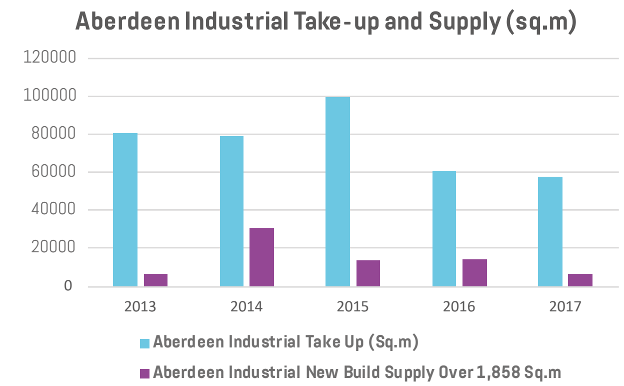
AECC | ABERDEEN EXHIBITION AND CONFERENCE CENTRE

ABERDEEN –THE UK'S ENERGY CAPITAL

Aberdeen's economy is heavily influenced by the energy sector, with a number of large scale employers, as well as major support organisations, having a presence in the city. Given the links between Aberdeen and oil and gas, the performance of the city's economy (and its commercial property market) generally mirrors the fortunes of the oil and gas sector. Between the mid-2000s and 2015, the Aberdeen market performed strongly and out-performed the rest of the UK regional cities. Whilst the rest of the UK was in recession in 2008/2009, Aberdeen's economy remained buoyant, which in the property market resulted in sustained levels of occupational, developer and investor activity as well as new prime, headline rents for offices and industrial.

Industrial and office take-up slowed in 2016 but remained stable and so far in 2018 there has been a steady increase in activity with prime rents remaining largely unchanged.





RECENT NEWS ARTICLES

GLOBAL OIL INDUSTRY 'SET FOR RETURN TO GROWTH'
RELOCATE MAGAZINE (October 2017)

GIANTS PROVIDE $600M BOOST FOR NORTH SEA OIL AND GAS SECTOR The Herald Scotland (August 2018)

NORTH SEA ACTIVITY BOOSTS HIGHLANDS AND ISLANDS AIRPORTS
Energy Voice (August 2018)

NORTH SEA OIL REVENUE SOARS TO £1.3BN, GERS FIGURES SHOW STV (August 2018)

BUSINESS PROPERTY IN ABERDEEN MARKET REBOUNDS
Energy Voice (August 2018)

NORTH SEA 'SOMETHING TO FEEL GOOD ABOUT' SAYS US AMBASSADOR
Energy Voice (August 2018)

OIL RALLY FUELS SURGE IN DEMAND FOR ABERDEEN OFFICES
The Herald Scotland (August 2018)

THE DEVELOPMENT

The Core is able to provide 20.96 acres (8.48 hectares) of fully serviced and platformed plots for immediate development.

CURRENT OCCUPIERS

Three buildings have already been built at The Core, with Sonomatic and HVAC in occupation.

POTENTIAL OFFICE / DISTRIBUTION DEPOT

PLANNING

> Outline planning consent for Classes 4, 5 and 6

> Capacity for Approx. 441,000 sq.ft in Phase 1.

> Expedited Planning process under reserved matters

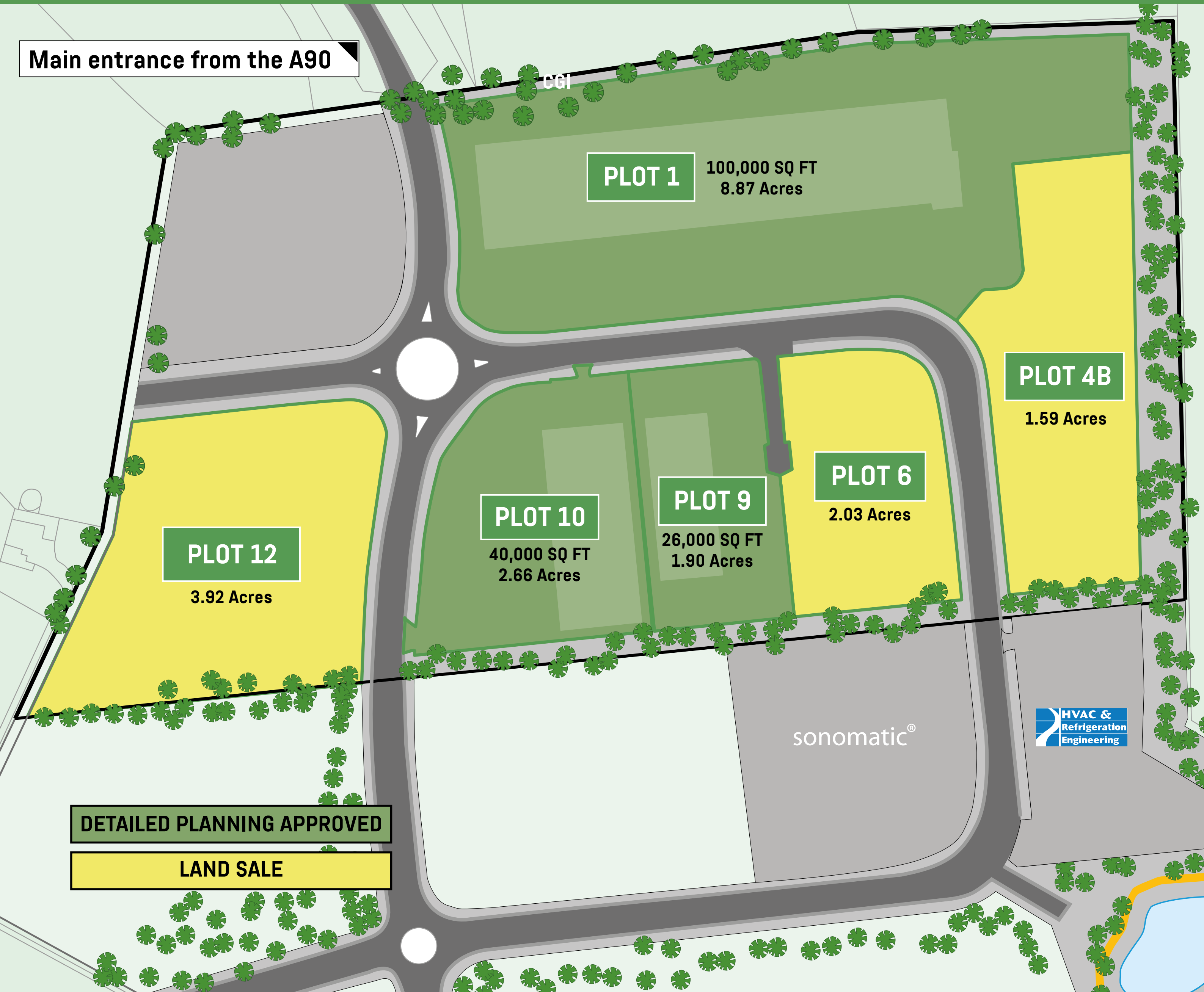
> Benefits from accelerated process in which detailed applications have been proven to be processed in a period of less than 12 weeks.

Existing detailed consents on:

Plot 1 - 100,000 sq.ft

Plot 9 - 26,000 sq.ft

Plot 10 - 40,000 sq.ft



THE OPPORTUNITY

The available development land offers purchasers a unique opportunity. The site extends to approximately 20.96 acres (848 hectares) of fully developable land, all of which is "oven ready" and benefits from;

> SUDS and surface water scheme in place
> Foul water drainage installed
> 150mm gas main installed
> Full water main installed

Further information and certainty on programme and costs from an established design team can be provided upon request.

CGI PLOT 1 – DETAILED CONSENT

CGI PLOT 10 - DETAILED CONSENT

RECENT TRANSACTIONS

Key land transactions in Aberdeen include;

Date	Purchaser	Address	Site Size (acres)	Price (£ per acre)
July 2015	Jarvie Plant Hire	Greenbank Road	1.43	£925,000 (£620,000)
July 2015	Sonomatic	The Core	2.63	£1,179,000 (£450,000)
October 2014	HVAC	The Core	1.83	£823,500 (£450,000)
July 2013	Argon Properties	Hareness Road	3.3	£1,500,000 (£454,545)
July 2013	Axiom	ABZ Business Park	1.2	£726,000 (£605,000)

Unlike the majority of the rest of the UK, the Aberdeen industrial market applies differential rents to the component parts of industrial buildings with separate rates applied to the warehouse, office and yard elements. Key letting transactions include;

Date	Address	Tenant	Size (sq.ft)	Rent (£ per sq.ft)
August 2018	Minto Commercial Park	CVS Ltd	W - 18,489 O - 5,492 Y - 19,468	£8.50 £17.50 £1.75
July 2018	Kingshill Business Park	Texo Group Ltd	W - 10,000 O - 5,500 Y - 1,571	£9.00 £18.00 £2.00
July 2018	Kingshill Business Park	Power Jacks Ltd	W - 14,400 O - 7,900 Y - 12,056	£9.00 £18.00 £2.00
May 2017	ICR	H2	W - 12,282 O - 3,938 Y - 18,492	£8.75 £17.75 £1.75
September 2016	Swellfix UK Ltd	Kingshill Business Park	W - 6,986 O - 11,582 Y - 10,553	£8.00 £17.25 £1.50

SALE TERMS & TIMING

Offers are invited for the heritable interest in the whole. For further information on pricing and timing, please contact the sole selling agents.

DUE DILIGENCE

Further information and access to a data room containing detailed technical, planning and legal information can be made available to seriously interested parties.

LEGAL COSTS

Each party shall bear their own legal costs incurred in connection with this transaction although in the normal manner the preferred purchaser will be liable for all LBTT, registration dues and VAT where applicable.

CONTACT

For further information contact the sole selling agents:

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