

NEW HIGH PROFILE HEADQUARTERS BUILDING

(150,000 SQ FT LETTABLE AREA OF HIGH SPECIFICATION FLEXIBLE OFFICE ACCOMMODATION)



PROPOSED OFFICE DEVELOPMENT
SILVERSTONE, KINGSWELLS, ABERDEEN AB15 8PJ

Silverstone
KINGSWELLS

SILVERSTONE, KINGSWELLS IS AN ICONIC HIGH PROFILE OFFICE HEADQUARTERS BUILDING LOCATED WITHIN ABERDEEN'S DEVELOPING 'WESTERN CORRIDOR' WITH DIRECT ACCESS OFF THE A944 LINK ROAD BETWEEN ABERDEEN AND WESTHILL, 3 MILES FROM ABERDEEN CITY CENTRE.

Under construction for completion in 2014 at the adjacent Prime Four development are the following :

- **Transocean Drilling UK Limited** - staff level circa. 400
- **Apache North Sea Limited** - staff level circa. 500
- **Nexen Petroleum UK Limited** - staff level circa. 570
- **Premier Oil** - staff level T.B.A.
- **De Vere Village Urban Resort** - consisting of 150 bedrooms, business and conference facilities, Starbucks outlet, restaurants, bars, luxury health club and spa, swimming pool and gymnasium.

This location offers excellent road connections with the new interchange to the west linked to the City of Aberdeen by-pass all scheduled for completion early 2018 and to the east the existing upgraded Kingswells roundabout. This system from the roundabout to interchange forming an ideal loop creating a constant safe traffic flow on the A944.

The flexible buildings provide Grade A open plan accommodation over 3 floors along with secure basement parking for 327 cars. Total car parking equates to 541 spaces providing a ratio of 1:26 sq m which is above the average requirement.

The building sits at the heart of a mature tree belt to the North and East with the front elevation having uninterrupted views to the South.

SITE PLAN



PROPOSED DEVELOPMENT SITE ACCESS



New AWPR Interchange

Proposed development site access

Prime Four Phase 1

Prime Four access

Park and Ride

Upgraded Kingswells Roundabout

ADAPTABILITY OF BUILDINGS

The proposed lettable area is adaptable either as follows:

- 3 no. horizontal floor plates of equal area where each floor plate is 50k sq. ft. net lettable or
- 3 no. vertical self-contained equal sized buildings where the ground first and second floors are identical in area with each building being 50k sq. ft. lettable in area.

TRANSPORT

The park and ride facility is within walking distance and incorporates a frequent bus service to and from Aberdeen.

In addition, there are a number of bus services on the A944 to the front of Silverstone, Kingswells.

The bus routes include Aboyne, Alford, Banchory, Inverurie, Kemnay and Kintore.

The excellent road links in every direction ensures that Silverstone, Kingswells, is fully accessible and a short drive for all staff travelling to work.

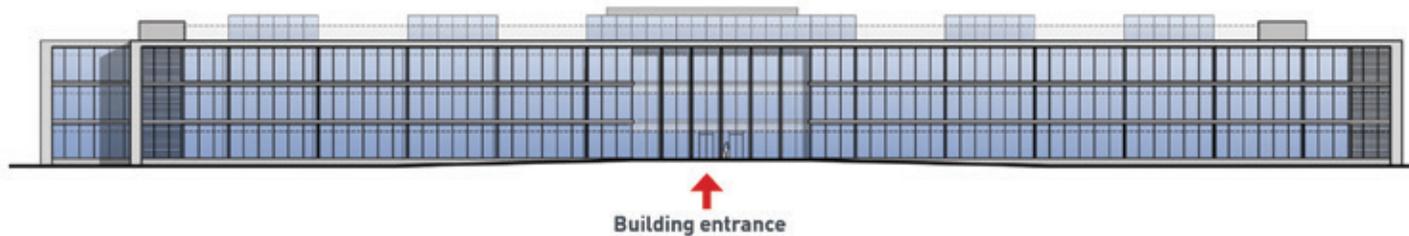
MAIN ACCESS TO THE OFFICE DEVELOPMENT

The developers wish to emphasise that the entrance has been designed to be as safe as possible with no possibility of a crossover/U-turns on the main road.

The main entrance is based on left in/left out scenario where cars coming from Aberdeen will travel on to the new interchange and double-back 180 degrees and enter the site on the left. On leaving the site cars will exit left only, travel east to the upgraded Kingswells roundabout allowing access in all directions, north, south, east and west.



PROPOSED SOUTH ELEVATION



PROPOSED SECTION LOOKING WEST



PROPOSED EAST ELEVATION

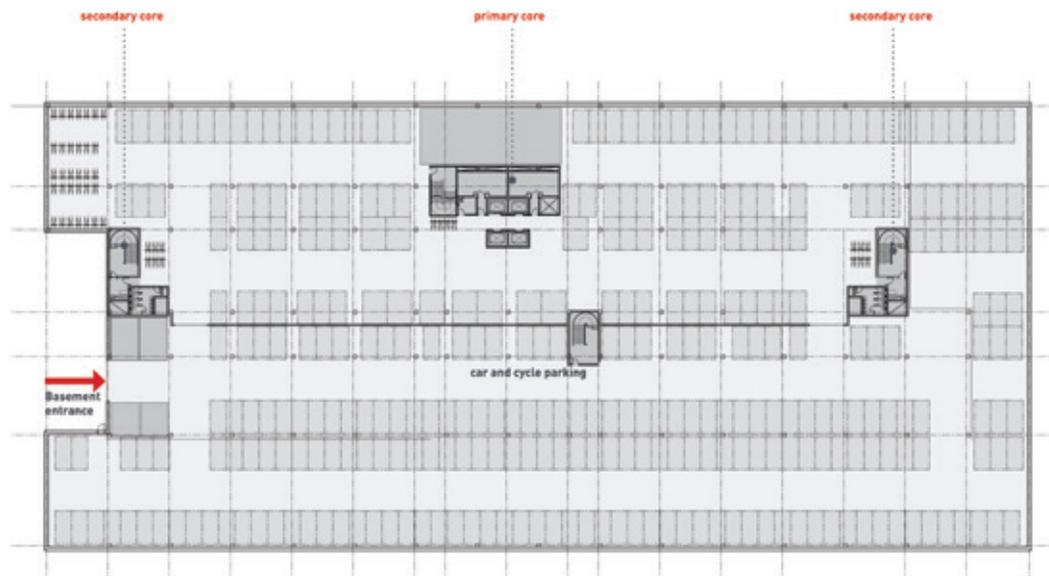


SILVERSTONE, KINGSWELLS, HAS BEEN DESIGNED TO PROVIDE A HIGH QUALITY HEADQUARTERS BUILDING WHICH CAN BE SPLIT HORIZONTALLY AND VERTICALLY INTO 50K SQ FT NET LETTABLE PARCELS AS CAN BE VIEWED IN THE ADJACENT FLOOR PLANS.

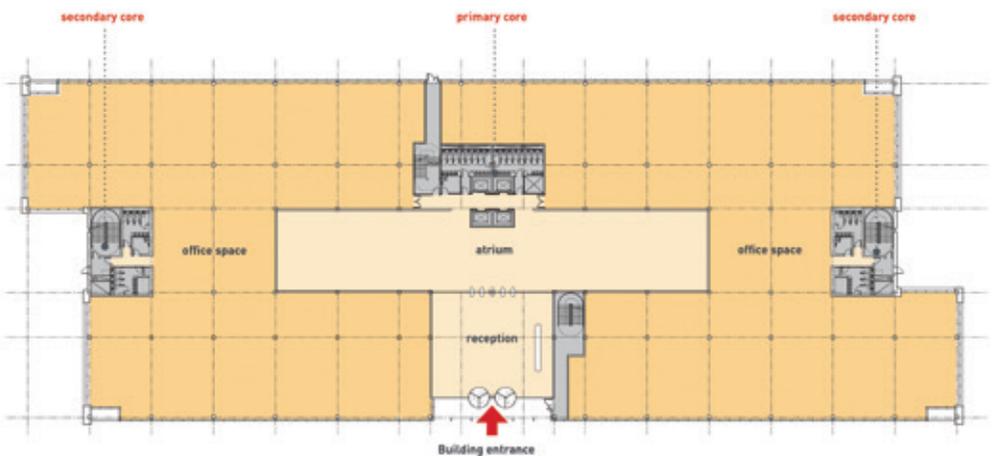
The office development will have the highest specification standards as follows.

- Grade A specifications, designed in accordance with BCO Best Practice Guide 2009.
 - BREEAM – Built to a Very Good rating for offices.
 - Full raised accessed floors
 - Floor to ceiling height of 2.7m on completion.
 - Suspended ceiling incorporating low energy recessed lighting throughout.
 - Four-pipe fan comfort cooling.
 - Building Energy Management System
 - CCTV security system
 - 4 no 10 person Passenger lifts plus Goods lift
 - Quality Male/Female/Disabled toilet and Shower facilities on each floor
 - Potential for a Gymnasium and Café Bar on the Roof surface enclosed in glass.
 - Secure car park at basement level for 327 cars
 - Dedicated Bike Zone and Motor Cycle areas located in Basement
 - External car parking for a further 214 cars of which some have the benefit of undercroft parking.
 - Car parking ratio is 1 space per 26 sq. m net.
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BASEMENT - 327 SPACES



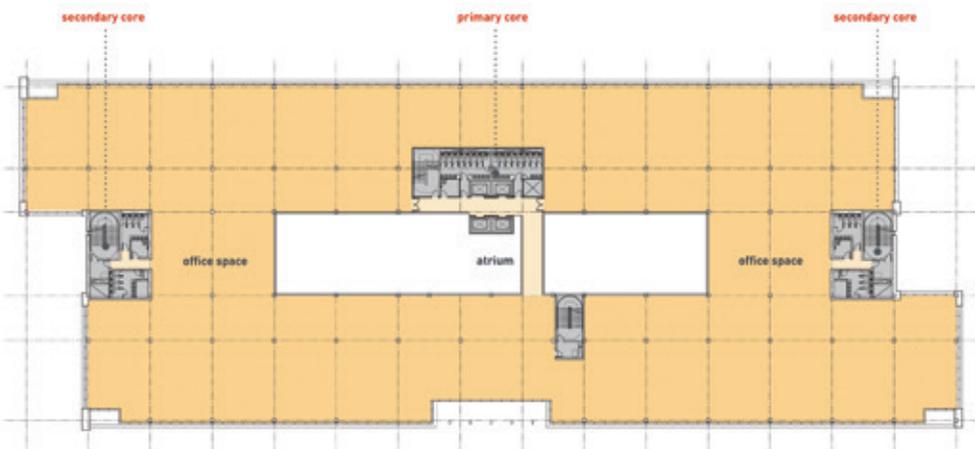
GROUND FLOOR



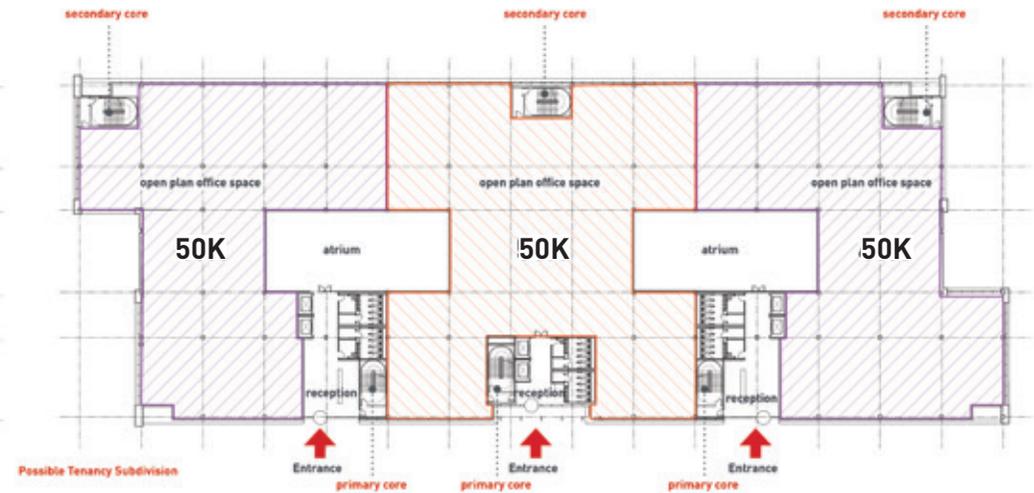
KEY PROJECT STATS

SIZE	CAR PARK NUMBERS	SCALE	ENVIRONMENTAL PERFORMANCE	BUILDING LAYOUT	BUILDING QUALITY
150,092ft ² NIA (13,944m ²) 262,284ft ² GIA (24,367m ²)	541 parking spaces (327 located in secure basement car park)	3 storeys	Proposed environmental rating of BREEAM "Very Good". Proposed EPC "B+/A" Rating	Proposed office space over 3 storeys with internal atria. Flexible open plan floorplates capable of subdivision into 3 individual tenancies.	Industry best practise in accordance with the standards of the British Council for Offices

FIRST/SECOND FLOOR PLAN



TYPICAL VERTICAL SPLIT



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Silverstone KINGSWELLS

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