



ABERDEEN'S NEW BUSINESS QUARTER

←←←← Aberdeen Airport

City Centre

A90

Proposed Aberdeen Western
Peripheral Route (Bypass)

A956

ABERDEEN'S BUSINESS GATEWAY

An aerial photograph of the Aberdeen Gateway area, showing a mix of urban, industrial, and green spaces. The city of Aberdeen is visible in the background, with the harbor to the north. The foreground shows a large green field with some industrial buildings and a road. The text 'Aberdeen Gateway is a strategic landmark business park.' is written vertically in the center. Two labels with lines pointing to specific areas are present: 'Aberdeen Harbour' pointing to the harbor area, and 'Altens Business Area' pointing to a cluster of industrial buildings.

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.

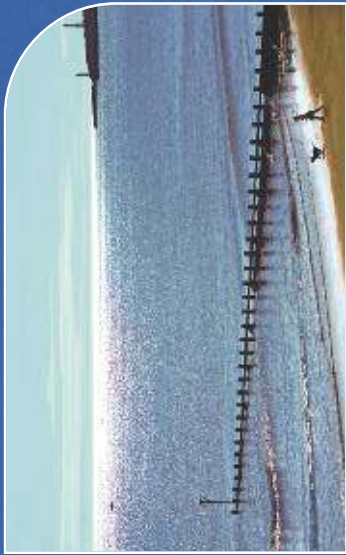
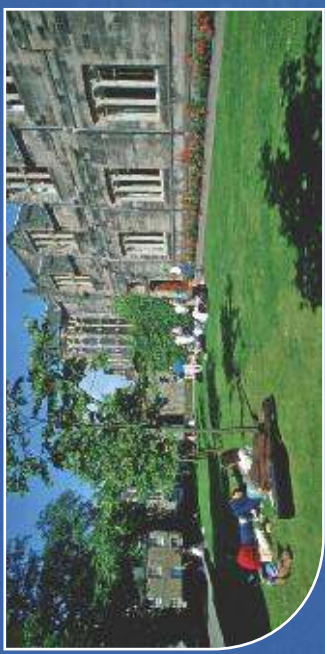
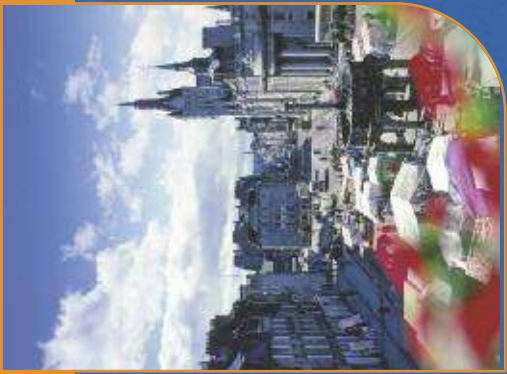
Aberdeen University and Robert Gordon's University student numbers amount to over 27,000, providing businesses with a steady stream of highly qualified job seekers.

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 HALLADALE
AND THE MUIR GROUP.**

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

Stockland Halladale was established on 1 May 2007 when leading Australian diversified property group Stockland acquired Halladale Group Plc. Stockland Halladale's activities span on-balance sheet projects, co-investment joint ventures and co-investment fund management. Stockland Halladale's portfolio under management is now approaching £1 billion and its development programme has an end value of over £500 million.

www.stocklandhalladale.co.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





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.

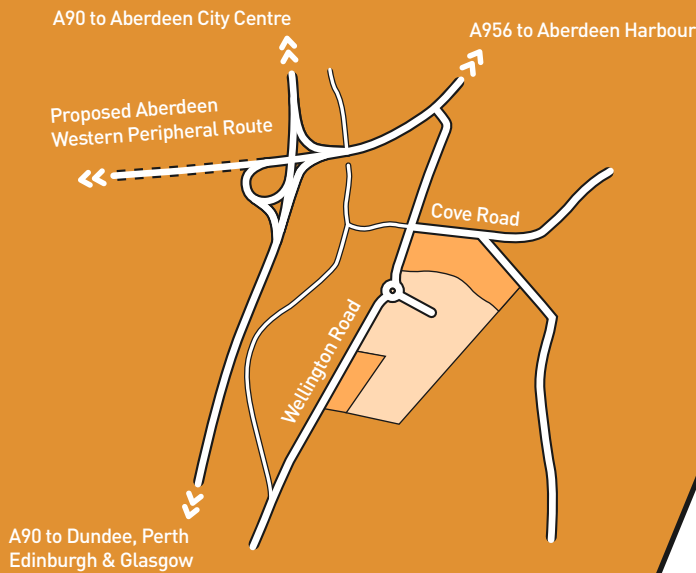
With a green travel framework in place, Aberdeen Gateway will create a green and sustainable environment for the modern business occupier.

Fundamentally, Aberdeen Gateways' office buildings will be looking to achieve a "Very Good" BREEAM rating (www.breeam.org) 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

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

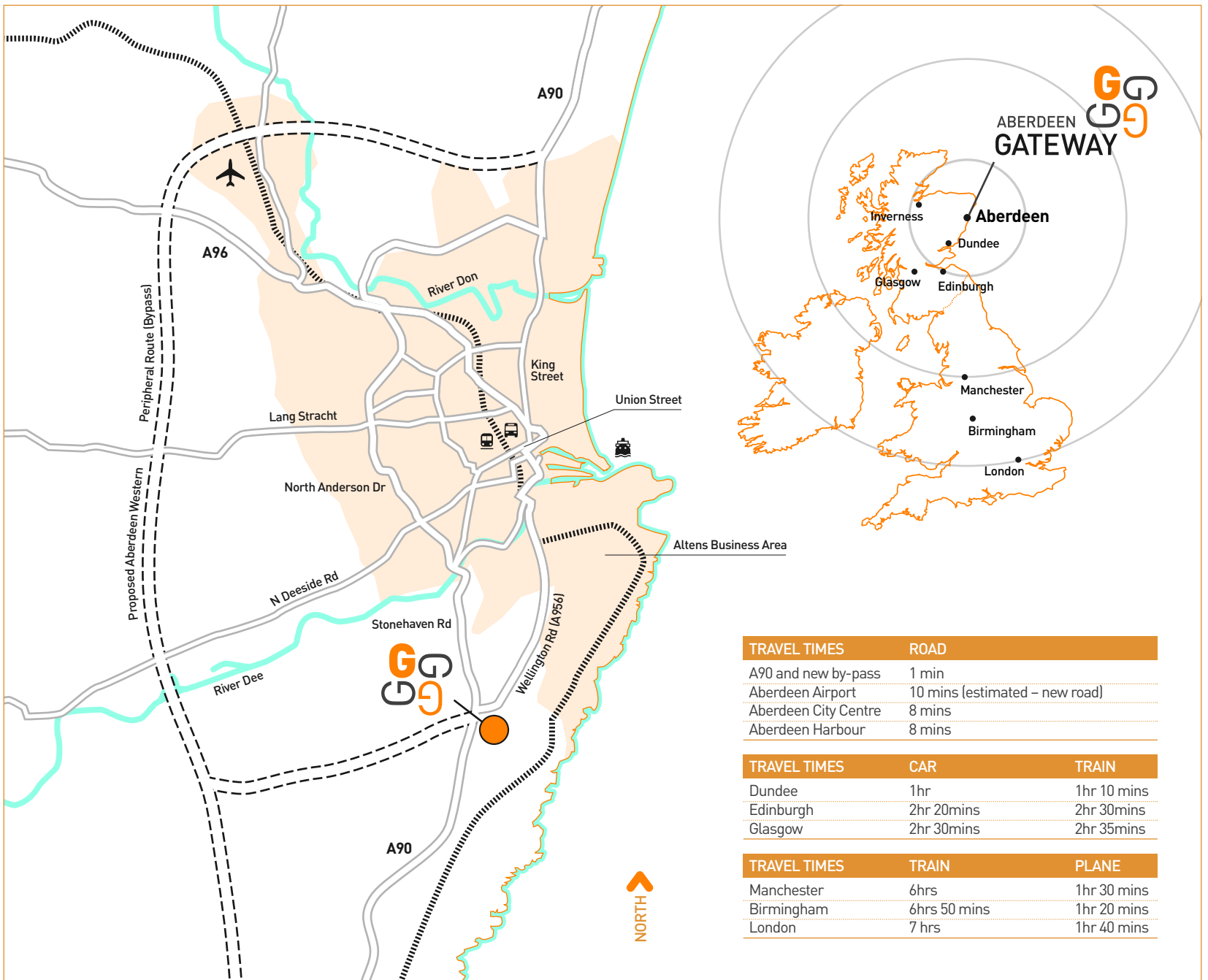
fully serviced plots, ranging from 1.0 to 8.7 acres
(0.4 – 3.5 hectares), for sale or to lease. *

'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

Design and Production by Crombie Anderson, Edinburgh

FOR MORE INFORMATION CONTACT THE JOINT AGENTS:



A DEVELOPMENT BY:



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June 2008



HEADQUARTERS BUILDING

A LANDMARK, THREE STOREY
HEADQUARTERS OFFICE BUILDING

14,544 SQ M / 156,555 SQ FT

GG
ABERDEEN
GATEWAY

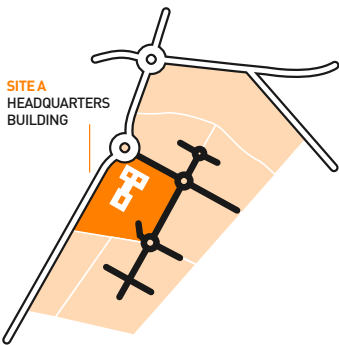
ABERDEEN GATEWAY HEADQUARTERS BUILDING

PROMINENTLY LOCATED AT THE MAIN ENTRANCE TO ABERDEEN GATEWAY, THE HEADQUARTER BUILDING IS A KEY COMPONENT OF THE MASTER PLAN. THE 12 ACRE SITE HAS CLASS 4 DETAILED PLANNING CONSENT FOR A SIGNIFICANT, THREE STOREY BUILDING OFFERING A TENANT THE OPPORTUNITY FOR A STRATEGIC ACQUISITION WITHIN ABERDEEN GATEWAY.



Principles of design and specification are key, with the building adhering to modern BCO design fundamentals and environmental benchmarks.

This really is an outstanding opportunity for a business to occupy a substantial part of the business park and create a positive legacy for their firm for many years to come.



Timing

It is possible to start on site with the construction of this building within 12 weeks of decision and instruction by an occupier. After this the build period is expected to last approximately 70 weeks.

Tenants for this prime site can therefore expect to take occupation of their new headquarters building within circa 20 months from selecting Aberdeen Gateway as the preferred location.

Design

The specific design of the building can be adjusted to suit an occupiers needs. In essence, the massing of the building is set, but the majority of the materials can be looked at in further detail (i.e. elevational treatments or finishes).

Great care has been taken to create a welcoming entrance area, set under a glazed canopy leading through to a three storey, full height, reception atrium. This area is the central 'hub' of the building, giving access to all office areas, lifts, service core and which leads directly to the proposed common areas which the tenant could designate for gym, restaurant, break out or crèche areas.

In addition, generous provision has been given on each floor level to male and female toilets, shower facilities and 'risers'. Careful consideration has been given to a tenants fit out and user needs.

The building has been designed with three atria within the two separate floor plates to allow maximum levels of daylight into the working environment. Occupiers on each level will enjoy clear views of the rest of Aberdeen Gateway and beyond.

Internally, each floor has different attributes in terms of space planning permutations. Largely column free, the floors offer tenants unrestricted options with clean lines and regular floor plates.

Accommodation

The design of the building has primarily been driven by the needs of the large space occupier. Full signage rights are available, offering the occupier the chance to really stamp their mark on a substantial landmark property.

Each floor allows for ultimate space planning flexibility, and a significant amount of natural light. Should a tenant ever need to sub let space within the building, then sub division to as low as c.905 sq m/9,750 sq ft is possible.

The accommodation extends to the following areas:

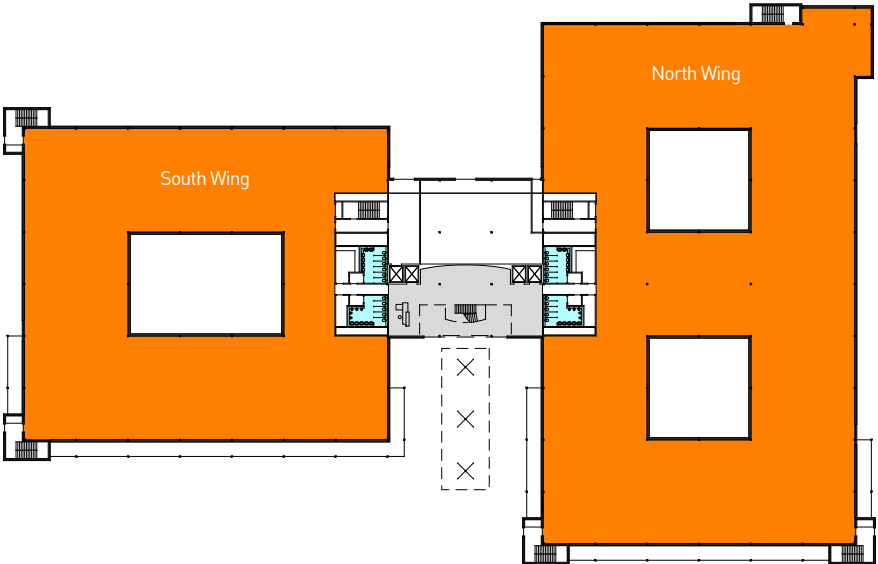


FLOOR	COMMON AREAS	NORTH WING	SOUTH WING
Ground Floor	Reception and 'Breakout' c.279 sq m/3,000 sq ft	2,695 sq m/ 29,000 sq ft	1,812 sq m/ 19,500 sq ft
First Floor	Fitness Suite and 'Breakout' c.372 sq m/4,000 sq ft	2,695 sq m/ 29,000 sq ft	1,812 sq m/ 19,500 sq ft
Second Floor	Restaurant and 'Breakout' c.372 sq m/4,000 sq ft	2,695 sq m/ 29,000 sq ft	1,812 sq m/ 19,500 sq ft
Sub Total	c.1,023 sq m/11,000 sq ft	13,521 sq m/145,543 sq ft	
Total Building	14,544 sq m/156,555 sq ft		

Up to 522 clear car parking spaces are available with the building. All sizes are approximate.

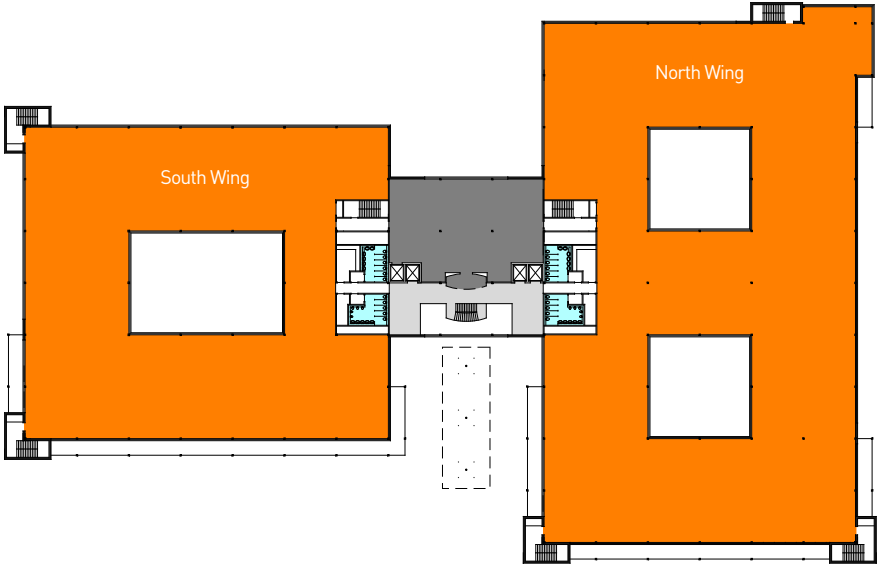
GROUND FLOOR

- Office Space
- Reception
- Toilets



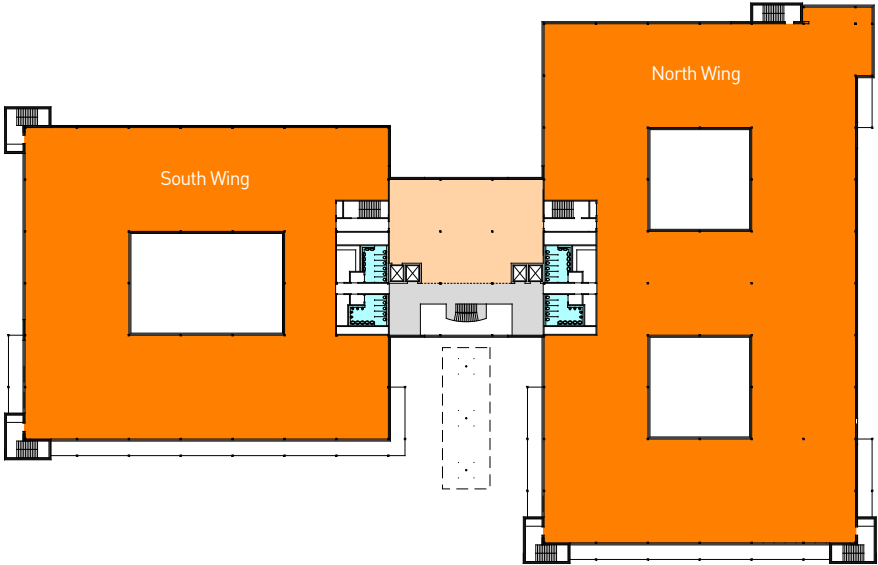
FIRST FLOOR

- Office Space
- Break Out Area
- Fitness Suite
- Toilets



SECOND FLOOR

- Office Space
- Break Out Area
- Restaurant
- Toilets





Specification

The specification of the building could be adjusted to an occupier's needs.

The indicative specification includes the following:

- Dramatic glass covered walkway leading into the main entrance area
- Solar louvers on certain external façades to minimise heat gain
- Triple height reception area
- Space for café, gym, crèche or presentation suites within the common areas
- 4 high speed passenger lifts serving all floors
- Individual floor plates of up to 2694 sq m/29,000 sq ft
- Virtually column free design
- Vertical risers on each level
- Generous toilet provision on each level
- LG7 lighting within a metal tiled suspended ceiling
- Four pipe fan coil air conditioning system (alternatives are available such as comfort cooling supplemented by fresh air via opening windows)
- 150mm raised access flooring throughout
- Floor plan depth of 15.0m
- 1.5m space planning grid and 7.5m structural grid
- Floor to ceiling height of 3.0m (clear)
- Rainwater harvesting
- Dedicated service access/delivery area to the rear of the building

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) and, when Energy Performance Certificates (EPC) become legislation in 2009, the developer is prepared for assessing the rating of each individual building.

Terms

The building is available to lease, or to purchase if so required.

The developer will not sell Site A undeveloped.

* Please visit www.aberdeengateway.com to view a computer generated animation of this exciting building.

FOR MORE INFORMATION CONTACT THE JOINT AGENTS:



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- June 2008



THE OFFICE BUILDINGS AT ABERDEEN GATEWAY HAVE BEEN DESIGNED TO CREATE A VERY STRONG IMPRESSION UPON ARRIVAL. THE GLAZED, DOUBLE HEIGHT ENTRANCE PROVIDES A DRAMATIC STATEMENT FOR ANY OCCUPIER WISHING TO TAKE SPACE WITHIN THESE BUILDINGS.

The design of the floorplates create ultimate flexibility for a wide range of office occupiers.

Principles of design and specification are key, with the building adhering to modern BCO design fundamentals and environmental benchmarks.

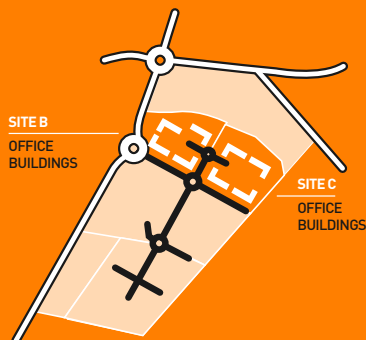
Design

Each building has a full height entrance atrium leading to each office floor, set over two levels. One 12 person lift and a feature stairway will allow connectivity between the levels. Please see the website for an animation of this.

In addition, each floor level has male, female and disabled toilet facilities.

The floors offer tenants flexible and efficient space planning options with clean lines and regular floor plates.

At this early stage the specific design of the building could be adjusted to suit a specific occupiers needs.

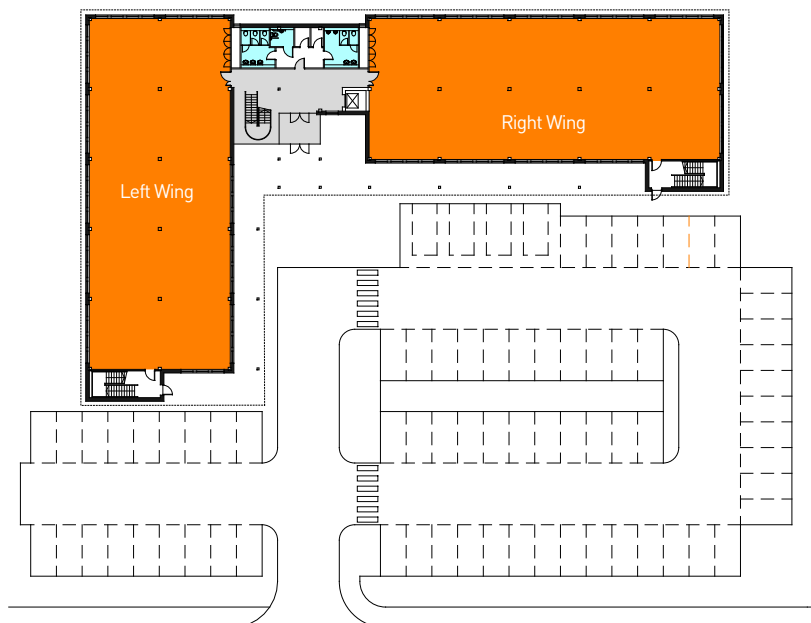


**OFFICE
BUILDINGS**
ULTIMATE FLEXIBILITY FOR A WIDE
RANGE OF OFFICE OCCUPIERS
1,864 SQ M / 20,064 SQ FT

**ABERDEEN
GATEWAY**

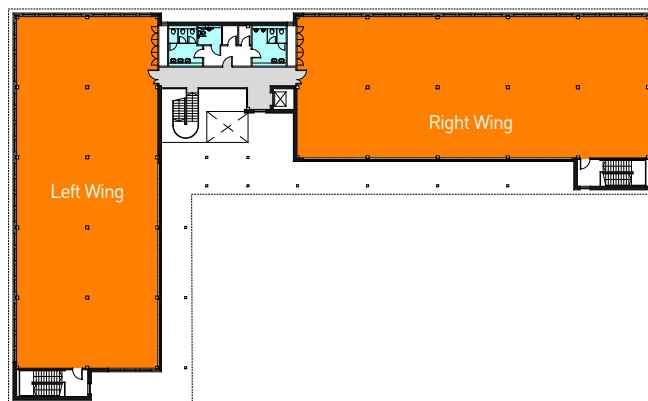
GROUND FLOOR

- Office Space
- Reception
- Toilets



FIRST FLOOR

- Office Space
- Hallway
- Toilets



FLOOR	LEFT WING	RIGHT WING
Ground Floor	466 sq m/5,015 sq ft	466 sq m/5,015 sq ft
First Floor	466 sq m/5,015 sq ft	466 sq m/5,015 sq ft
Total	1,864 sq m/20,064 sq ft	

75 car parking spaces.
All sizes are approximate.

FLOORPLATES ALLOW FOR LETTING PERMUTATIONS FROM AROUND 5,000 SQ FT UPWARDS

Specification

The current specification includes the following:

- Double height reception area
- 12 person high speed passenger lift
- Individual floor plates as low as 466 sq m/5,016 sq ft
- Vertical risers on each level
- LG7 lighting within a metal tiled suspended ceiling
- Four pipe fan coil air conditioning system (alternatives are available such as comfort cooling supplemented by fresh air via opening windows)
- 150mm raised access flooring throughout
- Floor to ceiling height of 2.7m (clear)
- 75 car spaces
- Full DDA Compliance

The specification of the buildings can be adjusted to suit an occupier's needs.

Green Credentials

There is a green travel plan in place for the site.

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

Terms

The buildings are available to lease, or for purchase if so required.

FOR MORE INFORMATION CONTACT THE JOINT AGENTS:



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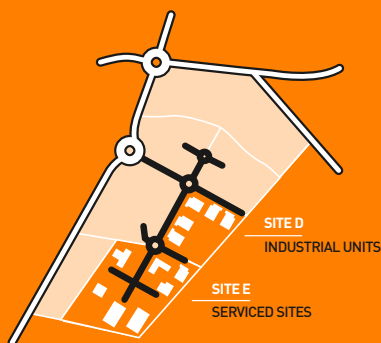
THE SPECULATIVE INDUSTRIAL UNITS ON SITE D WILL BE A MIXTURE OF SIZES AND BUILT TO THE HIGHEST SPECIFICATION. LOCATED ALONGSIDE THE MAIN SPINE ROADS THROUGH ABERDEEN GATEWAY, EACH UNIT HAS FULL SIGNAGE RIGHTS AND A STRONG VISUAL IDENTITY WITHIN THE SCHEME.

Design

The steel frame units will provide high quality industrial space with associated open plan office accommodation.

To the rear of the units will be generous hard standing areas to cater either for turning of vehicles or hard standing and storage.

Dedicated and clear car parking spaces will be provided with each unit (24 spaces with the larger unit size and 16 with the smaller units).

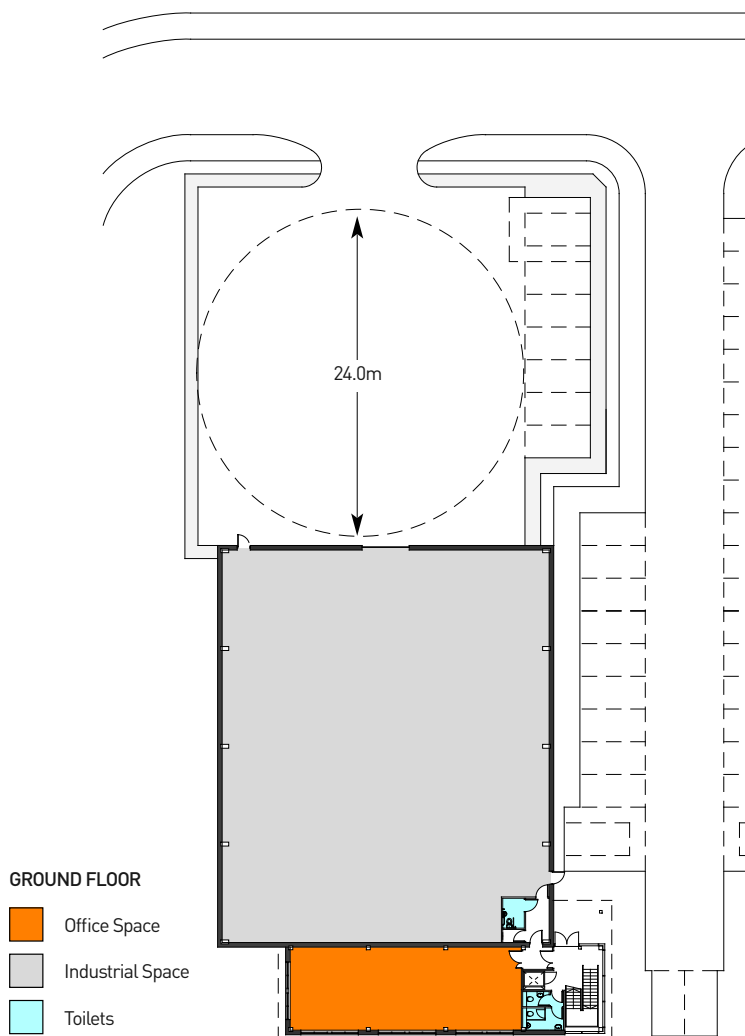


**INDUSTRIAL
UNITS**

HIGH QUALITY INDUSTRIAL SPACE WITH
OPEN PLAN OFFICE ACCOMMODATION
VARIOUS SIZE PERMUTATIONS

**ABERDEEN
GATEWAY**

GGG

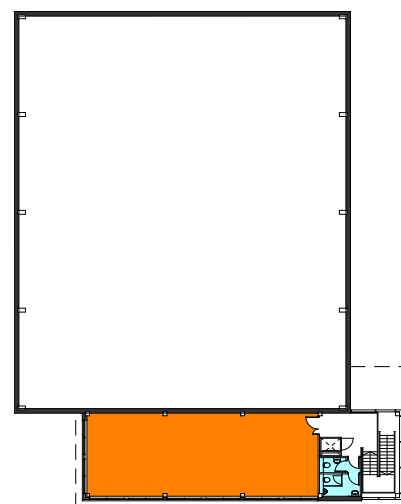


	QUANTITY	WAREHOUSE	OFFICE
Unit A	2	743 sqm / 8,000 sq ft	279 sqm / 3,000 sq ft
Unit B	2	929 sqm / 10,000 sq ft	372 sqm / 4,000 sq ft

All sizes are approximate

FIRST FLOOR

- Office Space
- Toilets



BESPOKE SOLUTIONS ON SITE E ARE AVAILABLE TO OCCUPIERS OR PURCHASERS

Specification

The specification includes the following:

INDUSTRIAL

- Floor loading of 35.0kN/m²
- 3 Phase electrical supply
- Electrical roller shutter door to the rear
- Minimum of 6.0m 'floor to haunch'
- Gas fed warm air blowers

OFFICE ELEMENT

- Set over two levels
- Steel feature staircase
- DDA compliant
- 1 x 8 person passenger lift
- Toilet provision on each level
- Double glazing throughout
- Gas fired central heating
- VDU compliant lighting within the suspended ceiling

- 150mm raised access flooring throughout
- Floor loading of 4.0kN/m²
- Floor to ceiling height of 2.7m (clear)

Terms

The buildings are available to lease, or for purchase if so required.

The developer may also sell the plots of land on Site D undeveloped, or on a design and build basis.

Site E

Bespoke solutions on Site E are available to occupiers or purchasers. The areas of these sites range from 1.0 to 8.7 acres (0.4 to 3.5 ha).

FOR MORE INFORMATION CONTACT THE JOINT AGENTS:

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