

CREATING
OPPORTUNITIES
REDUCING
EMISSIONS



THE CORE, ABERDEEN: TURNING A VISION INTO REALITY

At THE CORE we plan to create one of the most energy efficient, low carbon business communities in the UK, in a beautiful coastal setting. THE CORE will offer an outstanding working environment to those who locate there and will become a flagship development for the energy capital of Europe.





CONSOLIDATE
OPERATIONS
RETAIN
EMPLOYEES

LOCATION AND ACCESS



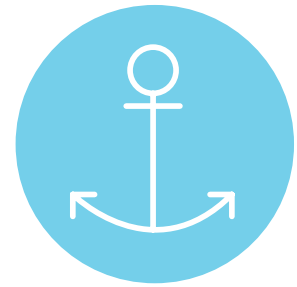
LOCATION

THE CORE is adjacent to the Denmore Industrial Estate in the Bridge of Don and will be accessed directly from the A90 via a new access road. This great strategic location allows commuters to reach the city centre in 10 minutes and the airport in 20 minutes, whilst being based only 250 metres from the beach.



ACCESS

Direct access will be possible to the recently approved AWPR which is within 1.5 miles (2.4 km) of THE CORE. The AWPR will significantly reduce commuting times and efficiently link the Bridge of Don to the airport, south bound traffic and the entire city.



HARBOUR

Aberdeen Harbour is only 4 miles from THE CORE. The principal commercial port in North East Scotland can be reached by road in 10 minutes via a direct route. If your team is involved in offshore activity this site is undoubtedly the best new location for your business.

CARBON AND ENERGY INNOVATION



ENERGETICA

THE CORE lies at the gateway to the Energetica Corridor, Aberdeen City and Shire's ambitious plan to create a global hub for the energy sector. THE CORE will play a key role in attracting investment and new business to the Energetica Corridor.



LOW-CARBON

BREEAM 'Excellent' delivered as standard. Only energy efficient buildings will be built at THE CORE, buildings that are designed to reduce your running costs and save you money. This will ensure your business operates from a sustainable and future proof community.



LANDSCAPING

THE CORE will benefit from a bio-diverse planting scheme around a burn and sustainable urban drainage system. A two mile cycling and jogging track will be interwoven throughout the development linking it to neighbouring locations.

COMMERCIAL CAPACITY AND CONNECTIVITY



PLANNING

THE CORE has planning permission for over 1.5 million sq. ft. of business space, including Office, Industrial and Storage/Distribution. Planning applications can be prepared and processed quickly and efficiently with the full support of the local authority.



CAPACITY

THE CORE comprises 100 acres of development land with a carefully considered master plan delivering optimum flexibility. This means THE CORE has the capacity to accommodate large requirements such as multinational HQ's and major storage facilities as well as other organisations.



CONNECTIVITY

It will be possible for your business to benefit from a dedicated high speed fibre optic line with multi Gbits/s capacity and a direct connection to a Tier III data centre, ensuring the best possible connection speeds and highly secure data storage.

OCCUPIER WELLBEING AND PRODUCTIVITY



CONFERENCING

Occupiers have the benefit of being only a few minutes' walk from the Aberdeen Exhibition and Conference Centre, host to some of the most important energy events in the world such as All-Energy and Offshore Europe. Being adjacent to the AECC occupiers will benefit from co-located hotels, amenities and a park & ride facility.



GOLF

THE CORE overlooks Murcar Links Golf Club and Balgownie Links, home of the Royal Aberdeen Golf Club and host to the 2014 Scottish Open. You can enjoy the luxury of having two championship links golf courses within walking distance of your business.



BEACH

THE CORE is less than a one minute walk from a 10 mile stretch of unbroken beach with superb views across Aberdeen Bay. Fresh sea air and open space provides an incredible place for you and your employees to relax or exercise.

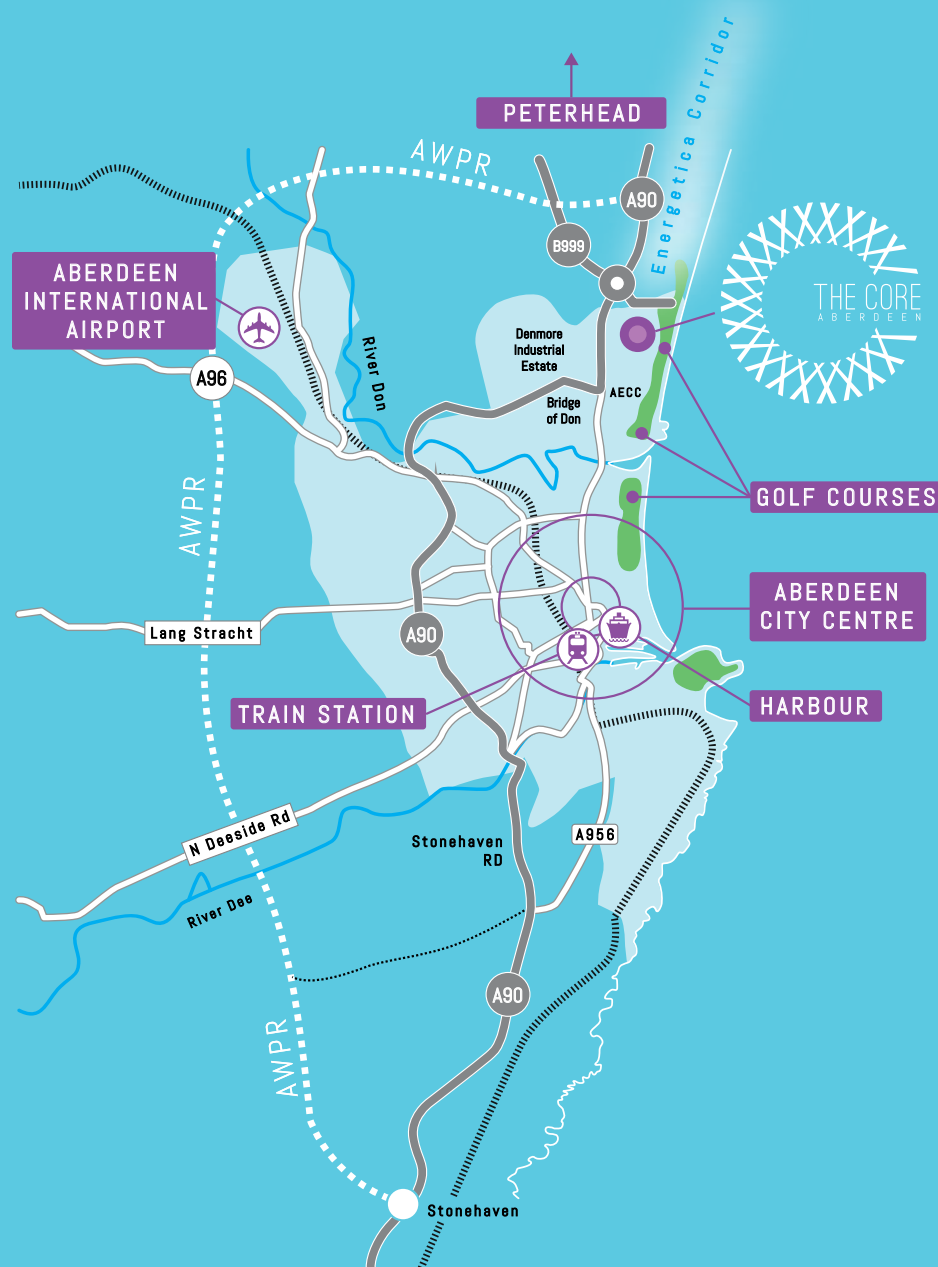
LOCATION AND ACCESS

THE CORE is ideally located in the Bridge of Don to the north of Aberdeen City Centre. Accessed from the A90 it is the gateway to the Energetica Corridor, overlooking the Royal Aberdeen and Murcar Links golf courses.

- > 4 miles to city centre & harbour
- > 8 miles to Aberdeen International Airport
- > 1.5 miles to AWPR
- > 1 mile to AECC
- > 1 mile to Holiday Inn
- > 5 min walk to Premier Inn
- > 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

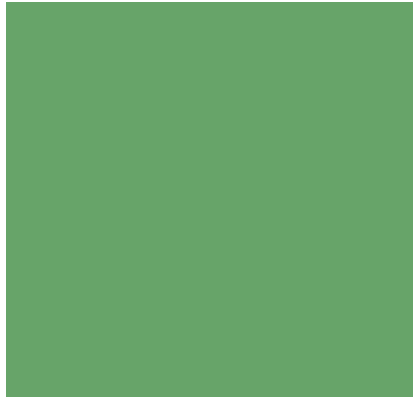


FLIGHT TIMES	FROM AIRPORT
Leeds Bradford	1hr
Manchester	1hr 10mins
Stavanger, Norway	1hr 10mins
Birmingham	1hr 25mins
London Heathrow	1hr 25mins
London City	1hr 30mins
Amsterdam Schiphol	1hr 30mins
London Gatwick	1hr 40mins
Baku, Azerbaijan (1 stop)	9hr
Abu Dhabi, UAE (1 stop)	9hr 25mins
Houston, USA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





ABERDEEN CITY CENTRE



ABERDEEN INTERNATIONAL AIRPORT



AECC | ABERDEEN EXHIBITION AND CONFERENCE CENTRE



ROYAL ABERDEEN GOLF CLUB



TRAIN STATION



HARBOUR

ABERDEEN HARBOUR

CITY CENTRE

ROYAL ABERDEEN GOLF CLUB

MURCAR LINKS
GOLF CLUB

COMMERCIAL
OPERATIONS
REGIONAL
ENTERPRISE

TRUMP
INTERNATIONAL
GOLF





AECC

ABERDEEN INTERNATIONAL AIRPORT

ACCESS ROAD

A90

AWPR

OCCUPIER WELLBEING AND PRODUCTIVITY

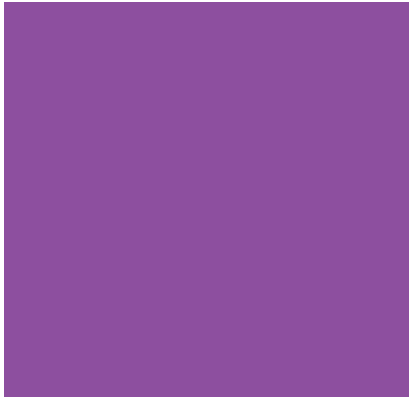
A good working environment is increasingly recognised as a crucial factor in the recruitment, retention, motivation and wellbeing of staff. The most successful companies are putting a great deal of time, effort and resource into developing working environments designed to foster innovative thinking and maximise productivity.

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Landscaping designed to encourage bio-diversity, as well as walking, jogging and cycling tracks, will be integrated with neighbouring locations and the city beyond to help busy employees keep fit and make sustainable travel choices. This environment won't just benefit individuals, but employers too.

Planned provision for an on-site hotel, conference and spa facilities along with restaurants, cafés and childcare centres will all add to this world class business community. THE CORE's coastal outlook and relaxing environment will enhance the work experience of you and your employees.

There is direct pedestrian access to the Murcar Golf Course and the beach.



At THE CORE we have set out to create an environment that we believe will help the people that work there perform to their full potential: a working environment with space to relax, think, eat, exercise, socialise and network.

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Actual view from site.



COASTAL
OUTLOOK
RELAXING
ENVIRONMENT

THE DEVELOPMENT: COMMERCIAL CAPACITY AND CONNECTIVITY

THE CORE is a 100 acre site with a net developable area of 90 acres. The infrastructure and enabling works, comprising of a new access road from the A90 and new service connections, are underway and are due to be complete by Q3 of 2013.

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THE MASTERPLAN CAN ACCOMMODATE:



OFFICE PAVILIONS

Ranging from 2,500 sq. ft. to large HQ facilities of 250,000 sq. ft. +



WAREHOUSE/INDUSTRIAL BUILDINGS

Ranging from 5,000 sq. ft. to 100,000 sq. ft. +



HOTEL AND CONFERENCING FACILITY

Plans to deliver a 200 room 4/5* Hotel and Conferencing facility with leisure amenities.

The first units will be available for occupation in Q2 2014. The scheme is fully funded and detailed planning consents are in place. Initial infrastructure works are underway and will involve the creation of a new access road from the A90 and new service connections.

As the first 30 acres nears capacity, work will begin on the remaining 60 acres. The project will incorporate a 4/5* hotel and conferencing facility with unprecedented views across two championship links golf courses.

THE CORE benefits from the capacity and the flexibility to accommodate any requirement from new multinational HQ's to typical office & industrial units.

CONSOLIDATE
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RETAIN
EMPLOYEES

MASTERPLAN:

This indicative masterplan demonstrates a range of different units. Design and build requirements of all sizes can be delivered. Other uses can be accommodated subject to planning.

KEY:

- > OFFICE UNITS
- > WORKSHOPS/INDUSTRIAL BUILDINGS
- > LARGE INDUSTRIAL/WAREHOUSE BUILDINGS
- > HOTEL AND CONFERENCING FACILITY



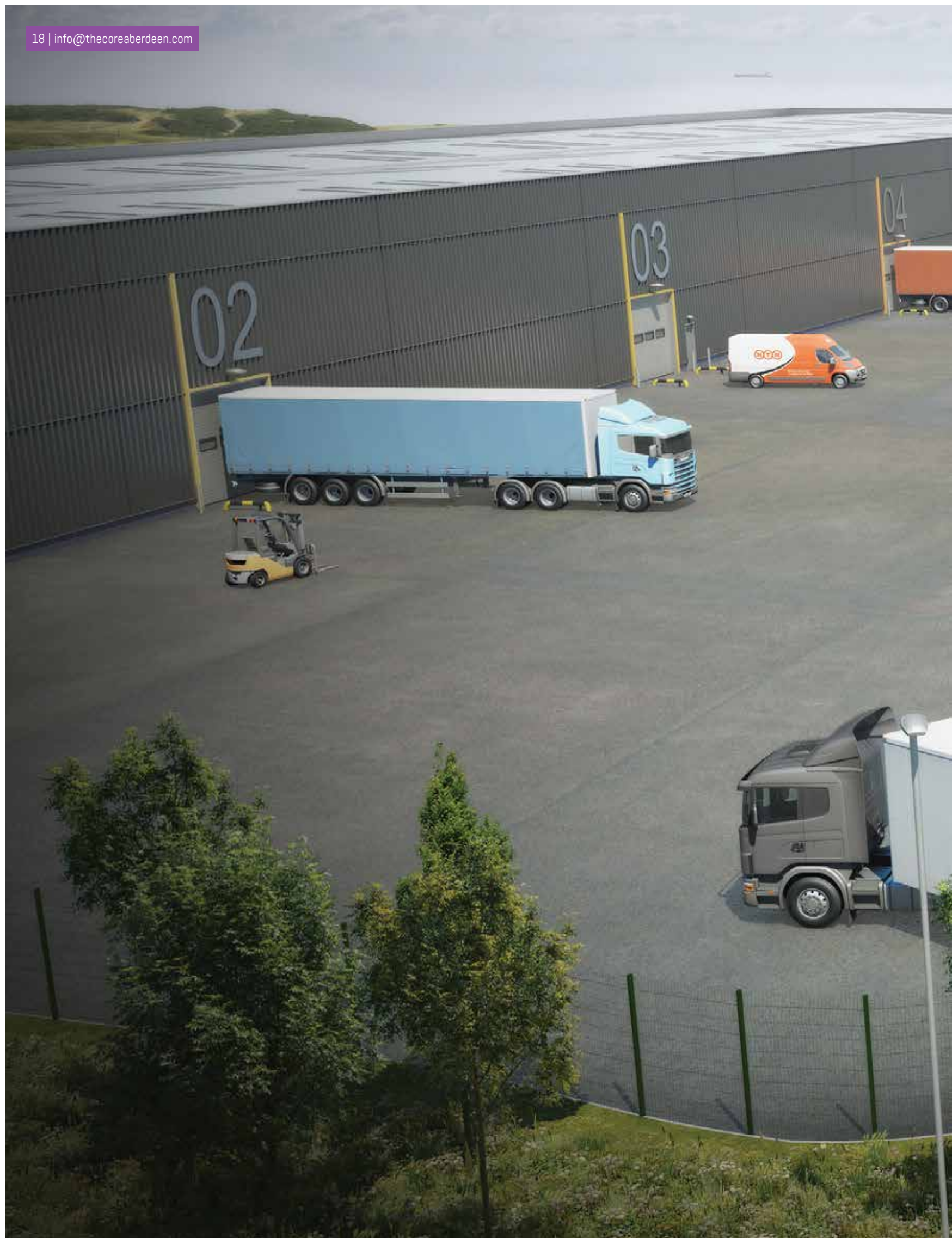


TYPICAL CAT A OFFICE SPECIFICATION:

- > BREEAM 'Excellent' certification and A-rated energy performance as standard
- > Floor to ceiling height within office: 2700mm
- > Full height glazed curtain walling system to the main office façades
- > Maximisation of natural day light
- > Fully accessible raised floor, clear access zone: 150mm
- > Office floor loading criteria: 4 +1 kN/m²
- > Occupancy standards: 1 person per 8m² or 10m² GIA depending on requirement
- > High quality male & female toilets and showers to all floors
- > High quality finishes to reception and toilet areas
- > Suspended ceilings with low energy LG7 compliant light fittings
- > 8 person passenger lifts between all floors
- > Energy efficient VRF space heating & cooling with heat recovery
- > Daylight dimming and presence/absence detection
- > High levels of thermal insulation & airtightness
- > Automatic Energy Building Management System
- > Dedicated on site car and bicycle parking



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TYPICAL WAREHOUSE/INDUSTRIAL SPECIFICATION:

- > BREEAM 'Excellent' certification and A-rated energy performance as standard
- > Height to underside of roof haunch within workshop: 8m
- > Depth of floor plate: to suit tenant production requirements
- > Reinforced concrete ground floor slab with a power floated finish will be provided to all Ground Floor areas
- > Workshop floor loading criteria: 50kN/m²
- > External walls & roof of colour coordinated composite metal cladding panels with minimum 25 years manufacturer's warranty
- > Double skin translucent roof lights to maximise daylight
- > Fully DDA compliant with male & female toilets and showers
- > Space heating shall be provided by direct gas fired radiant tubular heaters suspended from the roof
- > Building Management System capable of remote off site monitoring and control of meters and systems
- > 3 phase electricity supply
- > Gantry cranes can be provided to suit tenant production requirements (subject to additional costs)

ENERGY INNOVATION

A RATED ENERGY PERFORMANCE

THE CORE's use of the latest proven technology provides multiple benefits to your employees through the improvements to the internal working environment, and slashes your energy costs. Occupiers will benefit from running costs est. 25% lower than standard warehouse space and 20% lower than standard office space.

CARBON REDUCTION COMMITMENTS

Meet and exceed your corporate obligations to reduce your carbon footprint and enjoy the reputational and financial benefits of 17-22% lower Kg CO₂/sq.ft. than standard space.

> CO₂ AND ENERGY SAVING ON A TYPICAL WORKSHOP BUILDING

Year of Construction	CO ₂ Emissions	Running Costs	Typical 20,000 sq.ft.		Typical 50,000 sq.ft.	
Factory/Office	Kg CO ₂ /sq.ft.	£/sq.ft.	Kg CO ₂ /year	£/year	Kg CO ₂ /year	£/year
1990	6.76	£1.38	135,297	£27,576	338,242	£68,941
1995	6.58	£1.34	131,634	£26,887	329,085	£67,217
2002	5.25	£1.08	104,915	£21,628	262,289	£54,071
2010 Building Regulations	3.93	£0.81	78,687	£16,221	196,717	£40,553
BREEAM 'Excellent'	3.06	£0.61	61,138	£12,259	152,845	£30,648
BREEAM 'Outstanding'	1.51	-£0.36	30,161	-£7,105	75,403	-£17,762

> CO₂ AND ENERGY SAVING ON A TYPICAL OFFICE BUILDING

Year of Construction	CO ₂ Emissions	Running Costs	Typical 20,000 sq.ft.		Typical 50,000 sq.ft.	
Office	Kg CO ₂ /sq.ft.	£/sq.ft.	Kg CO ₂ /year	£/year	Kg CO ₂ /year	£/year
1990	7.69	£1.58	153,794	£31,518	384,485	£78,796
1995	7.47	£1.53	149,415	£30,694	373,573	£76,735
2002	6.55	£1.36	131,083	£27,280	327,708	£68,199
2010 Building Regulations	4.92	£1.02	98,313	£20,460	245,781	£51,149
BREEAM 'Excellent'	4.08	£0.81	81,693	£16,110	204,232	£40,275
BREEAM 'Outstanding'	0.79	-£1.24	15,858	-£24,762	39,644	-£61,904

1. A combination of the technologies will be employed to achieve BREEAM 'Excellent' accreditation and "A" rated energy performance
2. Assumed cost of gas £0.04/kWh, assumed cost of electricity £0.11/kWh
3. Assumed Feed in Tariff £0.117/kWh for PV and £0.254/kWh for wind
4. Based on achieving Scottish building regulations compliance and EPC ratings
5. Based on 75% factory and 25% office for typical 'workshop' unit and on 100% office for typical office unit
6. Energy consumption figures based on Part L calculation methodology and do not necessarily represent actual in use energy consumption



SUSTAINABILITY HIGHLIGHTS

Here are some of the things we are doing to make THE CORE a model of sustainability for you, your colleagues, the community and the environment

MAJOR INITIATIVES

- > Occupancy and daylight linked lighting
- > Rainwater harvesting
- > LED external lighting
- > PIR dock doors
- > 15% rooflights
- > Daylight panel dock doors
- > Motion sensing lighting
- > PVs
- > **Typical annual running cost of £0.45p per sqft.**

OVERALL SITE INITIATIVES

ENERGY CONSERVATION

- > 25% below building regulations
- > Carbon emissions
- > PIR controlled dock doors
- > 15% rooflights
- > LED external lighting
- > Occupancy and daylight linked lighting
- > Increased natural light
- > Floor reflectivity
- > On demand based control systems
- > Energy and water sub-metering
- > Enhanced building airtightness

BUILDING MATERIALS

- > Single skin construction
- > Low surface emissivity building
- > Highly insulated envelope
- > Concrete floors to offices
- > FSC-certified wood
- > Volatile organic compound materials (VOC's)
- > Solar transpired cladding

WASTE

- > Construction waste segregated and measured
- > Recyclable waste storage
- > Air force hand dryers
- > Eco friendly paint

LOW ZERO CARBON ENERGY

- > Low carbon building
- > PC's
- > Waste heat recycle from battery charge
- > Heat reclaim for the offices
- > Hook up for electric vehicles

WATER CONSERVATION

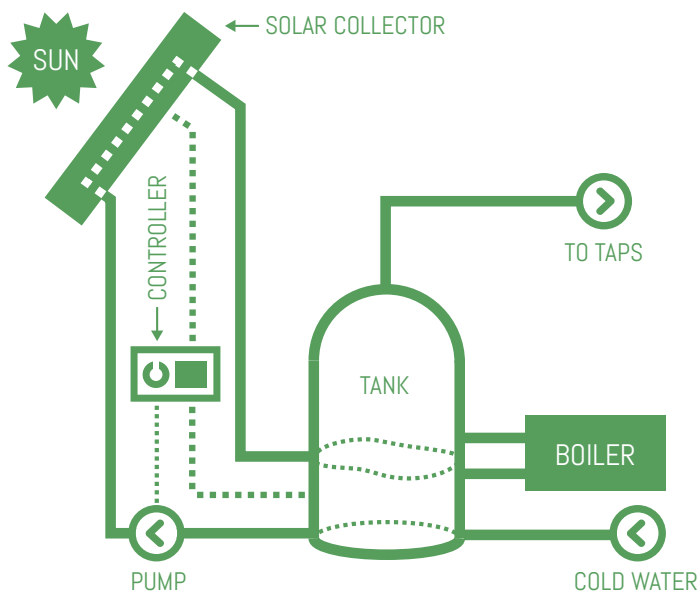
- > PIR spray taps
- > Rain water harvesting
- > Water leak detection
- > PIR shut-off valves for toilets
- > Dual flush eco WC's
- > HGV wash recycling water use

ECO ACHIEVEMENTS

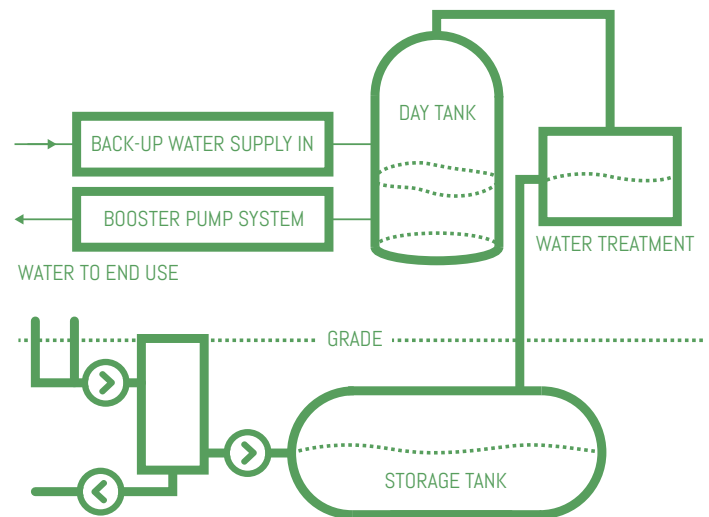
- > Breeam 'Excellent' score
- > Energy performance certificate (EPC) 'A' rated building
- > 25% less carbon emissions
- > 30% less water use

LOW CARBON TECHNOLOGY

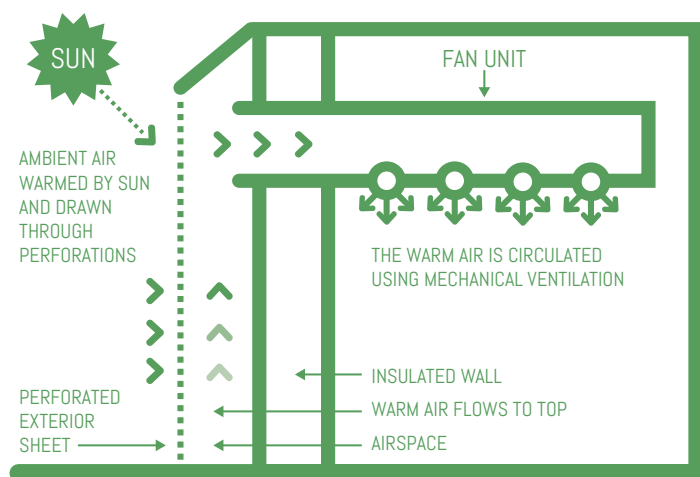
- > High efficiency internal and external lighting
- > High internal levels of daylight will reduce the dependence on artificial lighting and reduce energy consumption
- > Lighting controls that automatically respond to daylight levels
- > Highly insulated buildings providing improved U Values, exceeding current Building Standard requirements
- > Improved airtightness substantially reducing heat wastage
- > High efficiency heat recovery units on extracted air
- > Transpired solar cladding: heating from external wall cladding panels
- > Solar powered hot water to maximise the potential to generate low grade heat
- > Photovoltaic panels to generate electricity with occupier participation for feed-in tariff
- > Air source heat pump to provide a highly efficient and comfortable environment
- > Automatic energy efficient control and monitoring systems to ensure the building and equipment operate to optimum efficiency
- > Rainwater harvesting allows water to be recycled for flushing toilets and wash bays reducing the mains water consumption
- > Locally sourced materials and labour to be employed within the building's construction
- > Dependant on individual building requirements, a combination of the above technologies will be employed to achieve BREEAM 'Excellent' accreditation and A rated energy performance



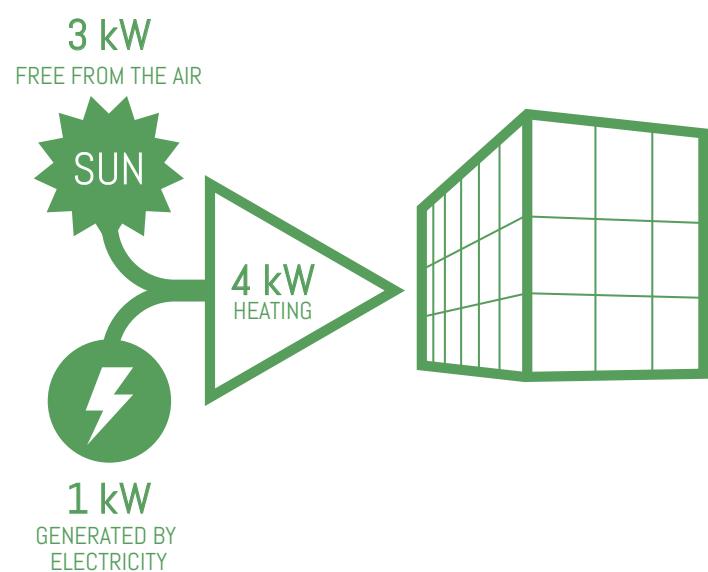
> SOLAR WATER HEATING SYSTEMS



> RAINWATER HARVEST SYSTEM



> SOLAR TRANSPIRATION SYSTEM



> AIRSOURCE HEAT PUMPS

THE TEAM



Mountgrange

Mountgrange Investment Management LLP (Mountgrange) is an adviser of MoREOF Berryhill Limited (the owner of the site). Mountgrange is a private real estate fund management business specialising in UK commercial property investment, development and asset management. Mountgrange place great emphasis on a transparent business style, believing that trust and integrity are key to maintaining successful business relationships.

www.mountgrange.com

020 7494 7620



Generate Land is a mixed use property development company embracing the low carbon agenda. The company is focused on reducing the life-cycle costs of large scale developments. By incorporating sustainable building technology and clean energy provision, Generate Land aims to reduce occupier running costs, lower carbon emissions and increase productivity. Over the last 35 years the team have delivered many high quality projects throughout the UK.

www.generateand.co.uk

01423 560200

AGENTS



JONES LANG LASALLE®

THE CORE will appeal to forward thinking occupiers who are selecting a business location based upon the uncompromising quality of development, its accessibility, emphasis towards sustainability and the unique working environment.

www.jll.co.uk

0131 225 8344



FG Burnett

more space and time for you™

The core to any success story is foresight, intellect, determination and belief. Aberdeen has spawned many entrepreneurs who possessed those characteristics and more, the city now sits proudly as the energy capital of Europe. THE CORE Business Park is the ideal location in which the next generation of energy entrepreneurs can enhance that legacy.

www.fgburnett.co.uk

01224 572661



The Aberdeen economy is evolving and incredibly dynamic. THE CORE will provide exciting opportunities for ambitious companies who are seeking representation within a strategically located premium business park.

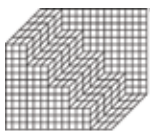
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