

The background of the entire page is an aerial photograph of a large university campus. The campus features a cluster of modern, multi-story buildings with flat roofs, interspersed with green lawns and trees. To the left, a sandy beach and the sea are visible. In the distance, a city skyline with several tall buildings can be seen against a hazy sky. The image is framed by a large, light blue diagonal band running from the top right towards the bottom left, and a green diagonal band at the bottom right.

CREATING
OPPORTUNITIES
REDUCING
EMISSIONS

thecoreaberdeens.com

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.

THE CORE is a 100 acre development with planning permission for over 1.5 million sq. ft. of Office, Industrial and Storage/Distribution space in a distinctive and beautiful coastal setting at the gateway to Aberdeen City and Shire's Energetica Corridor. Energetica is an exciting plan to establish a global hub for the energy sector along a 30 mile corridor to the north of the city.

THE CORE is a significant step towards turning that plan into reality. In line with the Energetica philosophy, development of THE CORE is based on principles that reflect the nature of a modern and forward thinking energy industry.

The latest renewable energy technologies will be integrated into BREEAM 'Excellent' rated buildings to deliver a sustainable and energy efficient business community, helping occupiers to meet their carbon reduction commitments and reduce running costs.

The developers can deliver design and build solutions for lease or purchase, as well as the provision of serviced land to satisfy the demand from owner occupiers.

THE DIFFERENCE



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.



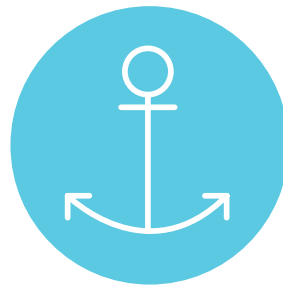
CAPACITY

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 smaller organisations.



SUSTAINABILITY

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.



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.



LOCATION

THE CORE is adjacent to the Denmore Industrial Estate in the Bridge of Don and is 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 approximately 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.



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.



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.



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 park & ride facilities.



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.



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 minute walk from a 10 mile unbroken stretch of 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.

THE ENVIRONMENT



THE CORE
benefits from a
fantastic coastal
setting with superb
vistas across
Aberdeen Bay.
Fresh sea air, access
to a 10 mile stretch of
unbroken beach and
two championship golf
courses within easy
walking distance.

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.

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 working environment.

THE CORE's coastal outlook and relaxing environment will enhance the work experience of you and your employees.



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.



THE DEVELOPMENT



THE CORE is a 100 acre site with a net developable area of 90 acres. Funding is in place to begin work on the first phase of infrastructure works. These initial works will involve the creation of a new access road to 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 2 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.

Accommodation Schedule:

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.

- > Office units ranging from 2,500 sq. ft. to large HQ facilities of 250,000 sq. ft. +
- > Workshop units ranging from 15,000 sq. ft. to 25,000 sq. ft.
- > Large scale industrial buildings ranging from 25,000 sq. ft. to 100,000 sq. ft.
- > Indicative example of a 200 key 4/5* Hotel and Conferencing facility with leisure amenities



THE SPECIFICATION



Typical Office CAT A Specification:

- BREEAM Excellent rated energy performance as standard
- Floor to ceiling height within office: 2700mm
- Full height glazed curtain walling system to the main office facades
- 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 10m² GIA
- High quality male & female toilets and showers to all floors
- High quality ceramic tiling to entrance 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 parking

Typical Warehouse/Industrial Specification:

- BREEAM Excellent 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)

THE 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



THE DEVELOPER CAN WORK WITH OCCUPIERS TO ACHIEVE BREEAM 'OUTSTANDING' ZERO CARBON BUILDINGS

CO2 AND ENERGY SAVING ON A TYPICAL WORKSHOP BUILDING

Year of Construction	CO2 Emissions	Running Costs	Typical 20,000 Ft2		Typical 50,000 Ft2	
Factory/office	Kg CO2/Ft2	£/Ft2	KgCO2/year	£/year	KgCO2/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

1. A combination of the above 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

CO2 AND ENERGY SAVING ON A TYPICAL OFFICE BUILDING

Year of Construction	CO2 Emissions	Running Costs	Typical 20,000 Ft2		Typical 50,000 Ft2	
Office	Kg CO2/Ft2	£/Ft2	KgCO2/year	£/year	KgCO2/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

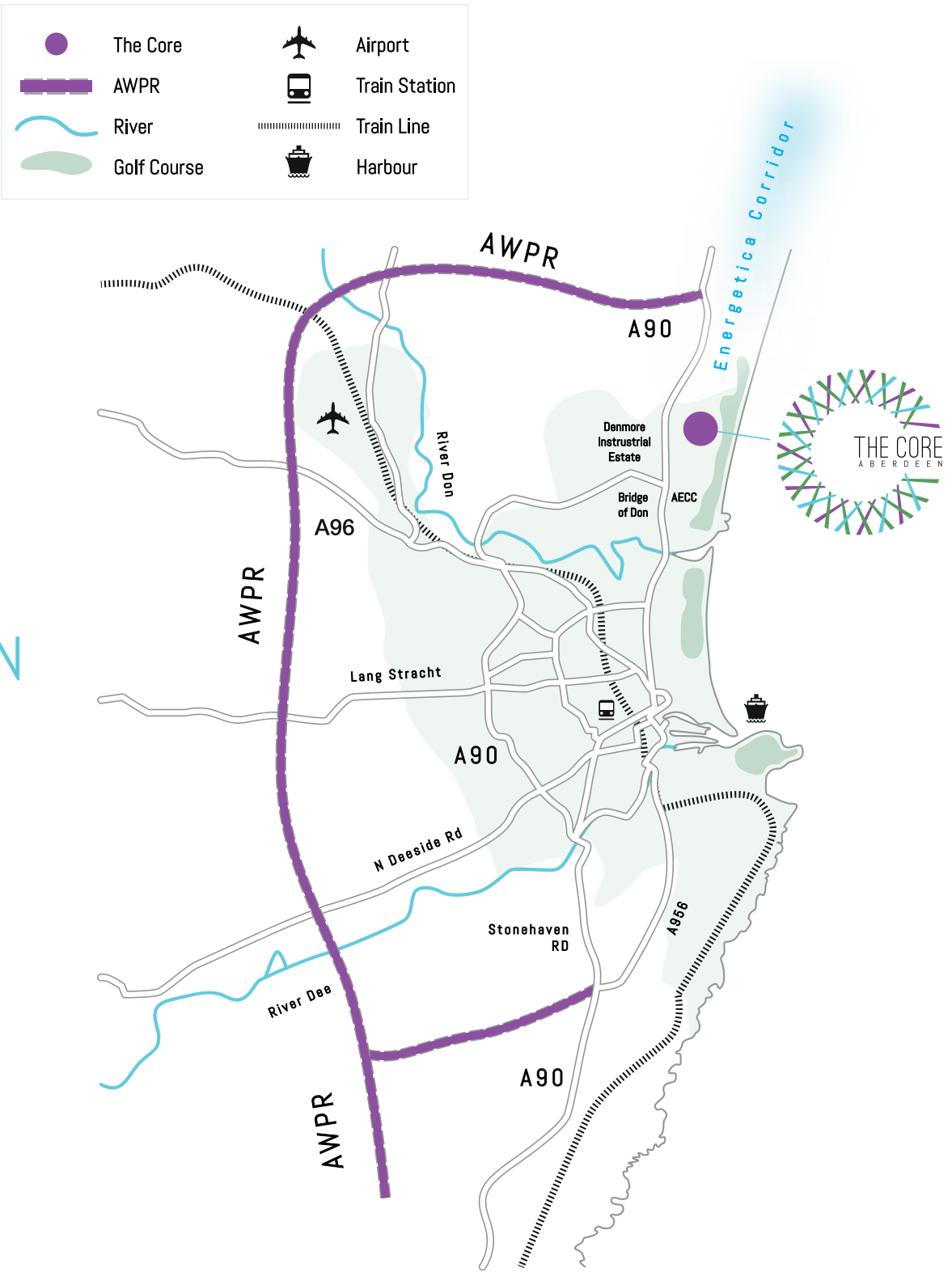
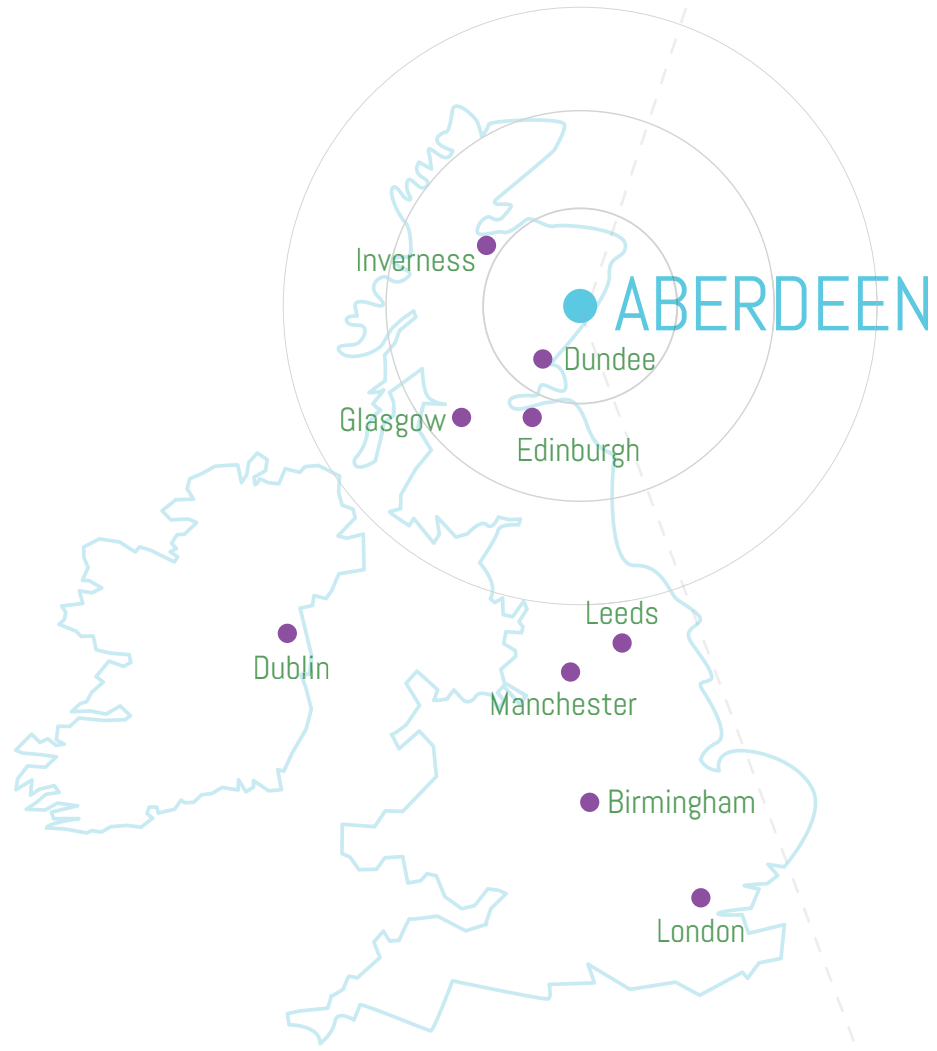
4. Based on achieving Scottish building regulations compliance and EPC ratings
5. Based on 75% factory and 25% office for typical 'workshop' unit and on 100% office for typical office unit
6. Energy consumption figures based on Part L calculation methodology and do not necessarily represent actual in use energy consumption

THE LOCATION

THE CORE is ideally located in the Bridge of Don to the north of Aberdeen City Centre, at the gateway to the Energetica Corridor, and lies opposite the Denmore Industrial Estate.

DRIVE TIMES	DISTANCE	DRIVE TIME
Murcar Links Golf Club	-	5min walk
Premier Inn	-	5min walk
AECC	1 mile	1min drive
Holiday Inn	1 mile	1min
AWPR	1.5 miles	2min
Royal Aberdeen Golf Club	2 miles	5min
City Centre	3.9 miles	10min
Harbour	4 miles	10min
Train Station	4.2 miles	10min
Trump International Golf Links	6 miles	10min
Aberdeen Airport	8 miles	18min
Peterhead	27 miles	40min
Inverness	100 miles	2hr 40min
Edinburgh	130 miles	3hr
Glasgow	150 miles	3hr 25min

FLIGHT TIMES	FROM ABZ
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



DEVELOPER



Mountgrange Investment Management LLP (Mountgrange) provides financial investment and operational support as adviser of MoREOF Berryhill Limited. 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. Incorporating sustainable building technology and clean energy provision, Generate Land aims to reduce occupier running costs, carbon emissions and increase productivity. Over the last 35 years the team have delivered many high quality projects throughout the UK.

www.generateland.co.uk
01423 560200

AGENTS



Real value in a changing world

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.joneslanglasalle.co.uk
0131 225 8344



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 and 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.

www.shepherd.co.uk
01224 202800

DESIGN TEAM



ColdSpring
Asset Management
www.cold-spring.com



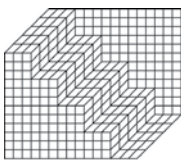
Fuse Studios
Masterplanning & Architecture
www.fuse-studios.com



Fairhurst
Civil Engineering
www.fairhurst.co.uk



Maclay Murray and Spens LLP
Legal
www.mms.co.uk



Buro Happold
Mechanical & Electrical Engineering
www.burohappold.com



Planit Intelligent Environments
Landscape Architects
www.planit-ie.com



Sweett Group
Project Management & QS
www.sweettgroup.com



WSP
Structural Engineering
www.wspgroup.com



Knight Frank
Planning Consultant
www.knightfrank.co.uk

FRIENDS



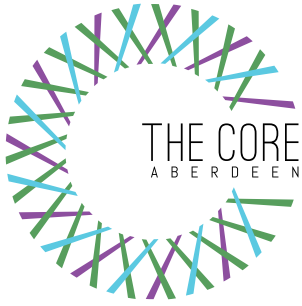
Energetica
www.energetica.uk.com



Aberdeen Grampian Chamber of Commerce
www.agcc.co.uk



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www.aberdeenrenewables.com



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NOVEMBER 2012