

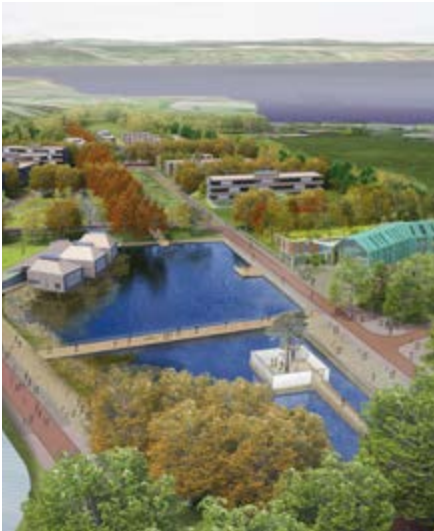


# INVERNESS THE CITY IN THE HIGHLANDS

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The natural place to invest






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INVERNESS – CITY IN THE HIGHLANDS

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## INTRODUCTION

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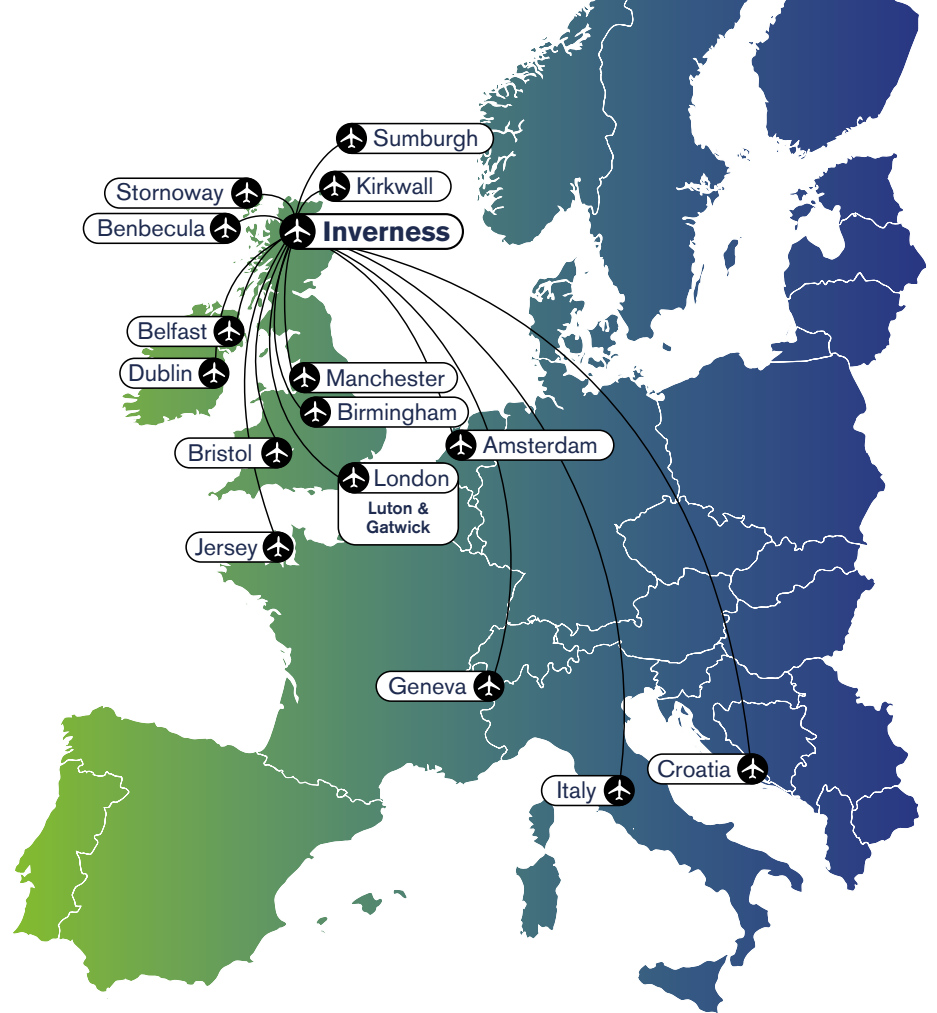
Inverness, the city in the Highlands, is one of Europe's fastest growing cities, an important centre for trade and commerce, and a vital transport and administrative hub for the whole Highlands and Islands region.

The population of Inverness increased by over 17% between 2001 and 2011, and as it grows it has developed all the key characteristics of a successful city:-

**A connected city:** Inverness enjoys strong digital and transport infrastructures. It has national and international connections from Inverness Airport, while regular bus and train services connect the city with Scotland and beyond including London. The significant upgrading of the A9 and A96 roads will enhance the already extensive transport links to and from the city. Inverness also benefits from a £146m investment in Superfast Broadband access in the region, which is essential for a vibrant economy, education and health services as well as community growth.

## CONNECTIONS FROM INVERNESS AIRPORT

LONDON GATWICK – 1HR 35MINS  
AMSTERDAM – 1HR 50MINS



**A sustainable city:** The CARBON Clever initiative aims to create a carbon neutral Inverness in a low carbon Highlands by 2025. With the lowest levels of pollution in any British city, Inverness is striving to maximise the benefits of its transition to a low carbon economy. Furthering this transition includes creating business, industry and development opportunities within frameworks that respect the city's spectacular natural environment.

**A knowledge city:** Inverness encourages and supports the development of high performing research and educational institutions alongside high value sectors and a high quality labour pool. As such, the city has a higher proportion of people who are educated to degree or equivalent level than the Scottish average. Its commitment to business, education and research is demonstrated by being home to the new Inverness Campus development. This Campus will include a state of the art building for Inverness College which is the largest partner in the University of the Highlands and Islands.

**A vibrant city:** With its unique identity, Inverness celebrates the diversity and quality of its retail and leisure facilities, and fine food and drink. The city also boasts the Eden Court Theatre complex, one of the largest multi-purpose arts venues in Scotland. A wide range of excellent restaurants and bustling pavement cafes is complemented by a great variety of specialist retailers in the historic Old Town and Victorian Market. There is a vibrant music scene and plenty of entertainments in the area, including major music festivals like Belladrum. These amenities are integrated with a fascinating history and rich cultural fabric that draws as much on modern trends as it does on ancient traditions.

**A visitors' city:** The city is also a gateway to many of Scotland's major tourism destinations including Culloden, Cawdor Castle and Urquhart Castle, located on the shores of nearby Loch Ness. For golfers, Castle Stuart golf course is rapidly establishing itself as one of the World's finest links courses; having hosted the Scottish Open championship three times since 2011, the competition is again returning for 2016. The Cairngorms National Park, the largest in the UK, lies to the south of the city and offers year-round sporting challenges amid spectacular mountain scenery.

These five decisive elements combine to make Inverness a unique, exciting and dynamic destination for business and property development, while its people experience a relaxed lifestyle in one of the world's most dramatic and unspoilt natural environments.



## INVERNESS – CITY IN THE HIGHLANDS

# SECTORS AND INVESTMENT

### THE PLACE FOR OPPORTUNITY

A number of growth sectors have been identified as drivers to sustain and enhance Inverness' and the wider Scottish economies. Strategies developed by support organisations with business input aim to promote investment in top class facilities, initiatives and the vitally important skills and knowledge of the people of the region.

### TOURISM

Inverness attracts around a million visitors each year who are drawn to the rich historical, cultural and natural heritage of the Highlands. The area also has a track record of hosting major national and international events such as the Scottish Golf Open at Castle Stuart, Rockness and the Scottish Traditional Music Awards. Hotel occupancy rates in Inverness are above the UK average, while the City Centre and River Front enhancement schemes present further opportunities for investment in a growing market. Indeed, there is particular scope for investment in the four and five star market as the present establishments frequently operate at capacity.

### FOOD AND DRINK

As the hub of the Highlands, Inverness has access to a wide range of locally sourced, sustainable, high quality produce. The city has a strong restaurant and fine dining scene and is home to seven establishments mentioned in the Michelin Guide.

### CREATIVE INDUSTRIES

Building on a rich Highland culture and modern technological developments, the creative industries in Inverness is a thriving sector. The Eden Court Theatre is one of the biggest dedicated arts complexes in Scotland, while the city hosts goNORTH, one of the nation's leading creative industries festivals.

Growing demand for creative cross sector solutions in digital healthcare, film and media continue to provide business opportunities. For example, collaborations between the Glasgow School of Art and the life science sector have led to the foundation of a medical visualisation lab in the city that provides training solutions for dentistry and other health care professionals.





## LIFE SCIENCES

Inverness is rapidly becoming a major centre for research and development in life sciences and bio-technology. Johnson and Johnson subsidiary LifeScan Scotland is headquartered in the City and has established a reputation as a world leader in diabetes research.

The Centre for Health Science brings together in one facility a presence from a variety of organisations including the Universities of the Highlands and Islands, Stirling and Aberdeen, as well as the Glasgow School of Art, Albasoft, the Highlands Diabetes Institute and the NHS.

In addition, the Scottish Government has created a Life Sciences Enterprise Area on the Inverness Campus. Businesses operating within this Enterprise Area have access to incentives such as rates relief and a streamlined planning process, which adds to the advantages of operating in a growing Inverness Life Sciences Cluster.

## ENERGY

Inverness is home to a number of leading energy companies including the Orion Group and the Global Energy Group (GEG). The oil fabrication yard at nearby Nigg is a major hub for the energy sector, successfully purchased in October 2011 by GEG. With a £1.8m funding package from Highlands and Islands Enterprise, work has been undertaken to transform the former oil fabrication yard into a multi-use modern energy park. Plans also exist for the redevelopment of the Ardersier yard, located near to Inverness, for the offshore wind sector.

## FINANCE AND BUSINESS SERVICES

Long-standing French finance technology firm Capgemini has high praise for Inverness as a purposeful, dynamic and productive environment for business. The company has recently made the decision to significantly expand its presence in the Highlands. This will lead to the creation of up to 500 new jobs in Inverness over three years.

# 2,000

PEOPLE EXPECTED  
TO BE EMPLOYED  
AT THE NIGG  
ENERGY PARK.



INVERNESS – CITY IN THE HIGHLANDS

## INVERNESS CAMPUS

The Scottish Government has described Inverness Campus as one of the most important developments in Scotland. The ambitious project is set to become a nationally and internationally significant location for business, education and research, delivering a high quality environment for learning, innovation, collaboration and commerce. The first building to open its doors will be the Inverness College UHI in 2015. Inverness Campus will also include a Life Science building, student accommodation, a research centre, sports facilities, and high quality landscaped parkland open to everyone.

The Campus is situated at the junction of two major trunk roads – the A9 from the south and A96 to the east. The main rail route south also runs alongside its eastern border. Developed by Highlands and Islands Enterprise (HIE), Inverness Campus occupies 90 hectares of prime development land. The Campus will attract businesses, professionals and students to the city and surrounding area, and is expected to generate up to 6,000 jobs over the next 30 years. It is anticipated that the Campus will also stimulate private investment and significantly boost the local economy.

HIE is currently marketing a number of fully serviced development plots to organisations looking to establish themselves on the Campus.

# 90

HECTARES OF PRIME  
DEVELOPMENT LAND





## REASONS TO INVEST

- Inverness has an established reputation for innovation, plus opportunities across a number of sectors including energy, creative industries and life science.
- Inverness Campus offers an opportunity for enterprising organisations to locate in a stunning environment and share knowledge within a vibrant business, research and learning community.
- The Life Science sector has experienced rapid growth in Inverness in the last 15 years, largely due to diabetes research and diagnostics; at Inverness Campus, Johnson and Johnson's LifeScan Scotland, Raigmore Hospital and the Centre for Health Science are all immediate neighbours.
- The Centre for Health Science is unique in combining: university research and education; clinical care; private sector R&D and business development; clinical skills training and clinical trials facilities, all under one roof.
- Potential for future growth is anticipated in the areas of digital health and rural healthcare.

The site has also been designated as an Enterprise Area for Life Science. It offers particular benefits and incentives to organisations in this key sector, including rates relief, access to next generation broadband, and a streamlined planning process for eligible companies interested in locating to the site.

**>650**  
SCIENTISTS,  
DOCTORS AND  
RESEARCHERS  
ALREADY ON  
THE GROUND



INVERNESS – CITY IN THE HIGHLANDS

## INVERNESS AIRPORT BUSINESS PARK

### THE PLACE TO DEVELOP

Inverness Airport Business Park (IABP) is a planning approved and master planned commercial development of 250 hectares with 36 acres of serviced land currently available for lease and purchase. Inverness Airport Business Park is a joint venture between Highlands & Islands Airports Ltd, Moray Estates and Highlands & Islands Enterprise, with the support of The Highland Council.

We have designed a technologically advanced, 21st century sustainable business environment to complement the stunning location. The design reflects the stakeholders' commitment to promoting Inverness Airport Business Park to enhance the long term social, economic and environmental sustainability of the area, as well as providing a vibrant commercial hub that will build on the established success of Inverness.

Inverness Airport Business Park is 14 kilometres from Inverness City Centre and is located beside the region's main hub airport and alongside its main trunk routes, the A9 and A96 corridor to Aberdeen. A new rail station is planned for Inverness Airport on the main Inverness-Aberdeen line and is scheduled to be fully operational by 2016.

### Phase 1 Development

The access road and site utilities infrastructure are in place, meaning Inverness Airport Business Park is very much Open for Business. Our development partner, Roxhill, can provide bespoke property development designs and plans, as well as build packages to cater for the individual needs and requirements of potential occupiers across a number of industries and sectors.

### Hotel Development

There are 4 hotel sites offering up to 170,000sqft with planning consents already agreed in principle for the Phase 1 plot, adjacent to the Inverness Airport terminal. Annual passenger numbers at Inverness Airport have been increasing since 2010 with a total of c620,000 in 2013/14 and a consistent volume of business and leisure passengers throughout the year.

### Airside Development

Bond Aviation Group has been operating from Inverness Airport Business Park since 2012, and the new 30,000sqft Bristow Search & Rescue (SAR) base opened ahead of schedule in January 2015. The airside infrastructure and security operations are in place and with direct access to the runway this represents an excellent development opportunity for any companies involved in the aviation and/or associated industries.





## REASONS TO INVEST

- **Central Location.** Inverness Airport Business Park is the main strategic business growth allocation for the Inverness area. In addition to excellent transport and commuter links, Inverness Airport Business Park is in close proximity to a number of key destinations such as Castle Stuart Golf Links and the Port of Ardersier.
- **Bespoke Development Packages.** Whether you are looking to enter a lease or purchase agreement, Inverness Airport Business Park offers a range of packages to meet individual business requirements. Purpose-built office and industrial developments are already underway with plans, plots, prices and a design code already defined.
- **Tornagrain New Town Development.** 1.5 kilometres south of Inverness Airport Business Park. This mixed-use residential development aims to provide 4,960 new housing units with associated facilities, amenities and services. Planning has been approved and work will commence on the first 190 homes in 2015.
- **Inverness Airport.** In addition to excellent road and rail connections, Inverness Airport Business Park gives occupiers immediate access to retail, cafes, restaurants and daily flights to Amsterdam, London, Birmingham, Belfast, Glasgow, Manchester, Bristol, Dublin, Western Isles, Shetland and Orkney.
- **Tier 1 Regional Selective Assistance (RSA).** This is the main investment grant scheme for businesses and assists projects that create or safeguard jobs in Scotland. RSA is a discretionary grant scheme and in the case of Inverness Airport Business Park, would be managed via our partners at Highland & Islands Enterprise.

**£30m**  
PLANNED  
INVESTMENT  
UNDERWAY

**628,526**  
INVERNESS  
AIRPORT  
PASSENGERS  
IN 2014



## INVERNESS – CITY IN THE HIGHLANDS

# CITIES INVESTMENT PLAN

## CITY INVESTMENT PLAN

While the Inverness Campus and Inverness Airport Business Park are key areas of economic development, the City Investment Plan sets out over five years investment in other sites, and focuses on the following strategic priorities:

- Strengthening the City Centre by making the most of its historic buildings and reconnecting the Centre with the River Front.
- Improving connectivity both in terms of transport and IT infrastructure.
- Building on existing assets to further the culture and natural heritage of the city. A high quality environment will attract businesses to Inverness and strengthen the economy.
- Increasing the city's tourism focus by promoting good leisure and entertainment facilities and enhancing the visitor experience.
- Increasing culture, pride and identity by designing places that are adaptable and that can be flexible to meet requirements.

Up to £624 million will be invested to realise the Investment Plan's vision over five years.

The monies will be used to fund a variety of investment opportunities including:

- The City Centre Streetscape and River Ness Enhancement projects offer opportunities for retail, hotel, residential and leisure developments.
- At Torvean and Ness-side, there is development of a golf course, sports hub, new canal basin and tourism gateway that provides scope for a variety of leisure business opportunities.
- Delivery of a leisure, tourism and housing led regeneration project around the Muirtown Basin.
- Development of a public/private partnership to examine long term regeneration of the Longman site.





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