

PHASE 1 DEVELOPMENT

INVERNESS AIRPORT BUSINESS PARK



PREMIUM CENTRAL HIGHLAND LOCATION

OVERVIEW

- 36 acres of serviced land 9 miles from Inverness city centre
- Masterplanned Mixed-Use Commercial Property development
- Comprehensive design code ensuring quality & sustainable development
- Principle planning for Use Classes 4, 5 & 6 (Office & Industrial)
- Roxhill Developments Ltd - Industry leading Phase 1 Development partner

PROPOSITION

- Bespoke new-build premises, secure sites & private car parking
- Leasehold Design & Build Packages - min. 10,000sqft (Annual rent)
- Long leasehold Self-Build Projects - min. 1 acre plot (Land sale)
- Plots available to accommodate specific occupier requirements
- Surrounding space for expansion & long-term future proofing
- Streamlined planning process & development timescales
- Competitive pricing on annual rents & capital sum payments
- Tailored development agreements with flexible terms & conditions
- Tier 1 Regional Selective Assistance (RSA) is an investment grant scheme managed by Highlands & Islands Enterprise (HIE)

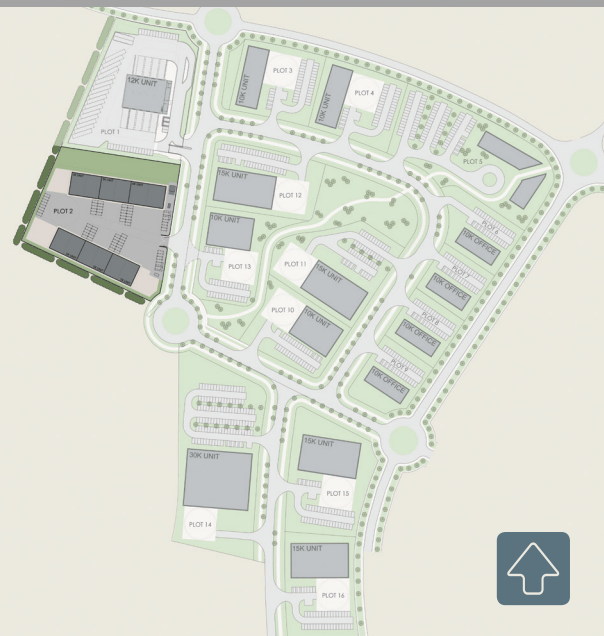
SURROUNDING FEATURES

- Adjacent Inverness Airport Business Park (IABP) Hotel, Airside & Rillside developments
- Tornagrain new town development with construction of 190 new homes (Phase 1) to commence 2016
- Airport Terminal services, amenities, taxis, public bus service & car hire
- Castle Stuart Golf Links (2 miles), Arnold Palmer Signature Course (due to open 2019) & The Nairn Golf Club (9 miles)

TRANSPORT LINKS

- Major regional transport hub for North of Scotland
- Established road, rail & air infrastructure provides excellent transport links, connectivity & commuter access
- A96 Inverness-Aberdeen Corridor Dualling (due to complete 2030) & A9 Dualling (due to complete 2025)
- Inverness Airport Rail Halt & Park-and-Ride (due to open 2017) & Inverness Train Station (9 miles)
- Inverness Airport handled over 678,000 passengers in 2015 with new daily BA (Heathrow) and KLM flights in May 2016
- Over 30 scheduled commercial flights per day to 12 airports including Gatwick, Manchester, Dublin, Bristol & Schiphol
- Signature & The Highland Jet Centre handle over 2000 private flights a year at Inverness Airport

MASTERPLAN



INVERNESS AIRPORT BUSINESS PARK



INVERNESS CITY & HIGHLAND REGION



HIGHLAND FACTS & FIGURES

- Highland Region Population of c500,000 with over 150,000 in Inner Moray Firth and Inverness city
- Motivated, skilled & educated workforce with Inverness 'Travel To Work' population of c200,000
- Average annual salary of £19,340 compared to UK average of £26,500
- Unemployment consistently low with JSA Count of 2.6% compared to 3.7% for Scotland
- Average highland house price of £170,539 compared to UK Average of £286,000

INVERNESS PROFILE

- UK's most northern city, established 'Capital of Highlands' & gateway to North of Scotland
- One of Europe's fastest growing cities with approximately 20% growth over the past decade
- Inverness City & Highland region continued economic diversity, growth & expansion
- Established industries, sectors & supply chains including tourism, food & drink, energy, life sciences
- University of Highlands & Islands (UHI) based at recently completed c£100m Inverness Campus
- Highland Regional Skills Investment Plan (SDS) outlines a skills, education & training framework
- Superfast broadband is available across the Highlands as part of an ongoing £146m investment
- Inverness City Region Deal could provide c£300m investment in capital & infrastructure projects
- Inverness celebrates the diversity and quality of its retail outlets, leisure facilities and food & drink
- Major local tourist attractions include Culloden Battlefield, Cairngorms National Park & Loch Ness

ONE OF
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FASTEST
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CITIES

INVERNESS ACCOLADES

- Inverness has the lowest pollution levels of any city in the UK and aims to be Carbon Neutral by 2025
- Recently ranked fifth out of all UK cities for its 'Quality of Life' - the highest of any Scottish City
- Highest job satisfaction in Scotland with desirable flexible working hours and short daily commutes
- Excellent 21st century lifestyle in one of the world's most dramatic and unspoilt natural environments



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