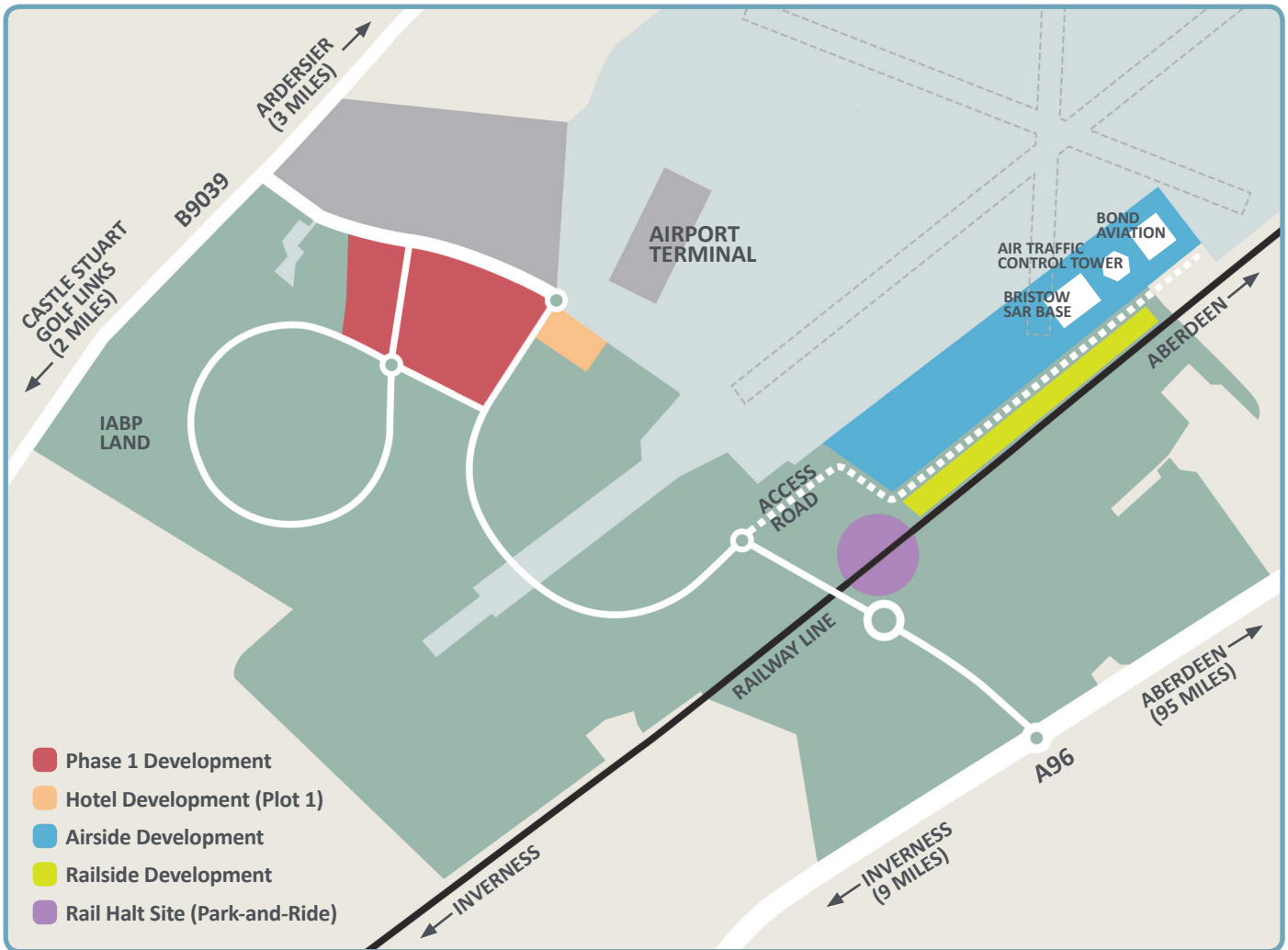


# INVERNESS AIRPORT BUSINESS PARK



## Phase 1 Development

36 acres of serviced land is available with planning permission in principle, for the construction of office and industrial buildings within Use Classes 4, 5 and 6. Bespoke design and build leasehold packages (annual rent) are available and plots can be purchased on a long leasehold (land sale) for self-build development projects, subject to the IABP design code. Tier 1 Regional Selective Assistance may be available via Highland & Islands Enterprise.

## Hotel Development

3 acre Plot 1 site is just a few hundred meters from the Inverness Airport terminal building and is available, with planning permission in principle, for a 100 bed hotel extendable to 200 beds in the future. With over 678,000 passengers using Inverness Airport in 2015, and the addition of direct services to Schiphol with KLM and Heathrow with British Airways in May 2016, this is an excellent opportunity for a new hotel development.

## Airside Development

10 acres of premium airside land is available offering immediate access to the apron, taxiway, airport support services and air traffic control. With 6 acres of adjacent landside space available for occupancy, this is an excellent development opportunity for any companies involved in aviation and/or associated industries. Bond Air Services have been operating from IABP since 2012 and Bristow Helicopters opened in 2015.

## Railside Development

6 acres of un-serviced land is available on short-term leasehold agreements with a maximum occupancy of up to 5 years, although a longer duration would be available for tenants located at the Airside Development. The construction of permanent buildings or facilities will not be permitted onsite for the duration of the leasehold agreement, however the installation of temporary accommodation and perimeter fencing is a possibility.

## Rail Halt Site (Park-and-Ride)

Inverness Airport Station is scheduled to open in 2018 and will be situated on the main Inverness-Aberdeen train line. The station will initially have 50 parking spaces for rail passengers and a free shuttle-bus service will be in operation to transport passengers to and from the Airport Terminal and IABP. There are currently 13 services a day running from Inverness and Aberdeen, with the first train at 04:53 and last at 21:33.

### Contact Details

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