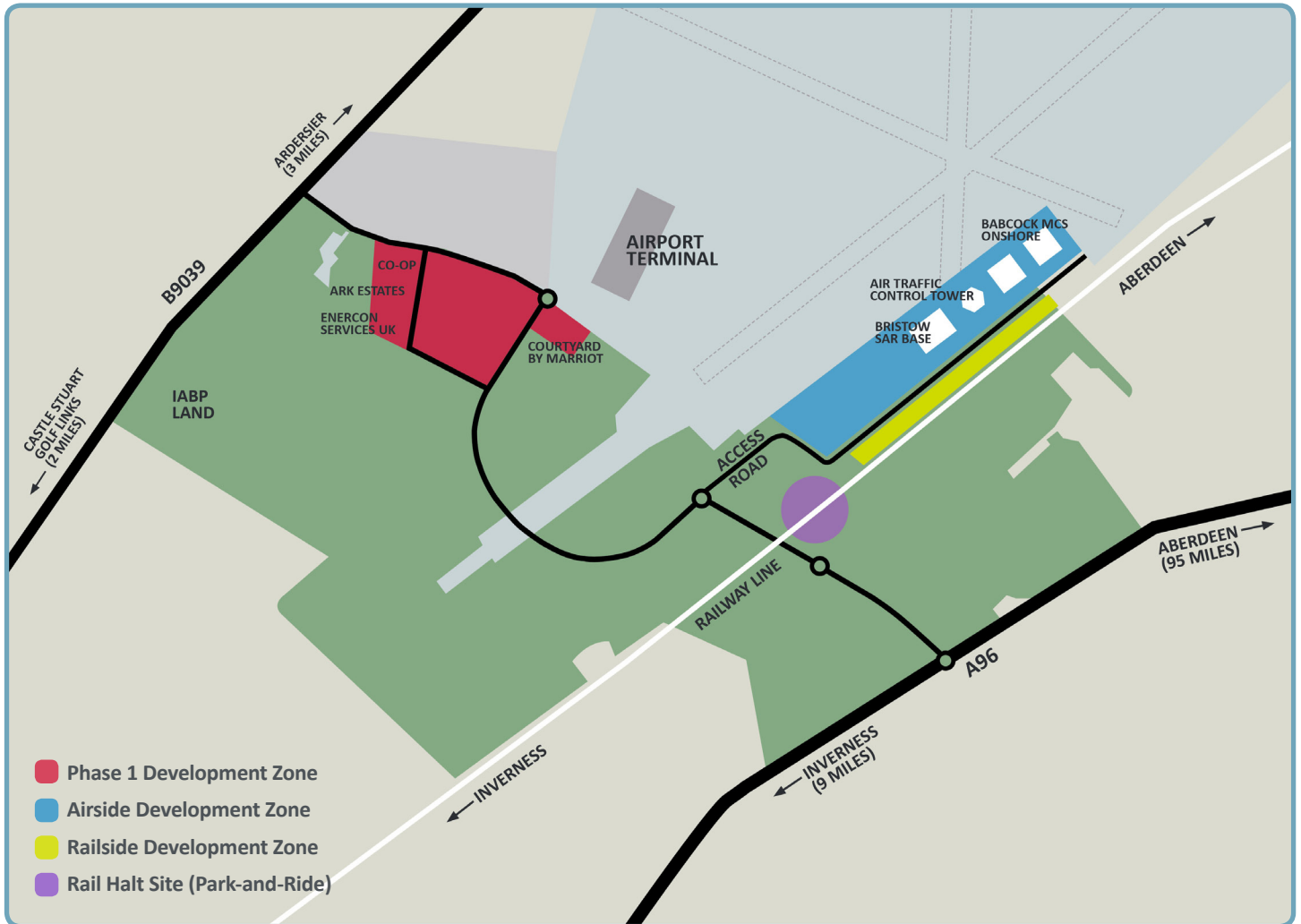


INVERNESS AIRPORT BUSINESS PARK



Phase 1 Development Zone

36 acres of serviced land available with planning permission in principle for the construction of office, industrial and hotel developments within Use Classes 4, 5, 6 & 7. Bespoke design & build leasehold packages (annual rent) are available and plots can be purchased on a long leasehold (e.g. a 125 year term) for self-build or third-party development projects, subject to the IABP design guidelines. Specific occupier operating requirements can be accommodated and allowances for future expansion can be considered from the outset.

The Co-op opened their new 12,000sqft Regional Distribution Centre in September 2018 and work commenced on the 130 bedroom Courtyard by Marriott Inverness Airport hotel in January 2019, with the opening planned for Q4 2019. Ark Estates arrived onsite in May 2019 to commence work on a new 10,000sqft Scottish Distribution & Training Centre for Enercon Services UK and a 5,000sqft Speculative Industrial Unit with both due to complete in Q1 2020.

Airside Development Zone

10 acres of premium airside land available for development, offering immediate access to the main 1,887 metre runway with Cat 1 ILS and full airfield support services. Serviced plots are available on a long leasehold for self-build or third-party development projects and the site has been granted 'permitted development' status by The Highland Council. Babcock MCS Onshore (previously Bond Air Services) have been in operation since 2012 and the new 30,000sqft Bristow Search & Rescue (SAR) base opened in 2015.

Railside Development Zone

6 acres of un-serviced land available on short-term leasehold agreements with a maximum occupancy of up to 10 years, although a longer duration may be available for airside occupiers. The construction of permanent buildings or facilities will not be permitted onsite for the duration of the lease however, the installation of temporary accommodation and perimeter fencing is a possibility. Railside Plot 1 offers approx. 1 acre of partly serviced, gravelled land and is immediately available for occupancy.

Rail Halt Site (Park-and-Ride)

The detailed planning application for the Inverness Airport (Dalcross) Station was approved by The Highland Council in February 2017 and latest target for opening is 2021. The Rail Halt will be situated on the main Inverness-Aberdeen train line and a shuttle bus will be in operation to transport rail passengers to-and-from the Airport Terminal and IABP. Current journey times between Inverness and Aberdeen are approx. 2hrs 15m and there are 12 direct services a day, running from 05:00 to 24:00.

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