



**Aberdeen  
International  
Business Park**

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**where people matter**



Aberdeen  
International  
Business Park

# Further Phases of High Quality Bespoke Offices

- Prime location adjacent to Aberdeen International Airport
- 40 acre high quality office business park
- Phase 1: 335,000 sq ft let to Aker Solutions
- Phase 2: High Specification Office buildings  
40,000 - 530,000 sq ft
- BREEAM Excellent / EPC A
- Short term flexible space immediately available
- 150 + bed 4 star Hotel with leisure facilities
- Generous on-site car parking
- Direct access from Dyce Drive and Airport  
Link Road/Aberdeen Western Peripheral Route





# The Vision





# Aberdeen Unrivalled Location

The oil and gas capital of Europe, Aberdeen, is Scotland's third largest city with a population of approximately 210,000 and a regional catchment population of over 500,000. Located 120 miles north of Edinburgh, Aberdeen is the administrative capital of the North East of Scotland and benefits from an expanding international airport and harbour, seven major research institutes, together with world renowned food, fisheries and agricultural research establishments.

The City delivers a highly skilled and motivated workforce and is home to 30,000 students courtesy of the City's two leading universities, the University of Aberdeen and Robert Gordon University.

One of the UK's most prosperous cities, Aberdeen is recognised internationally as a global centre of excellence in the energy industry. The City also benefits from companies operating in the renewable energy, life sciences and technology sectors all helping to make Aberdeen the second most dynamic business location in the UK after London.

The strength of Aberdeen's economy has consistently outperformed national and international trends with its high wage, high skills base, consistently low levels of unemployment and a GDP per worker, which is the highest in Scotland. The City is a key engine of the Scottish and UK economies and offers major opportunities for growth.

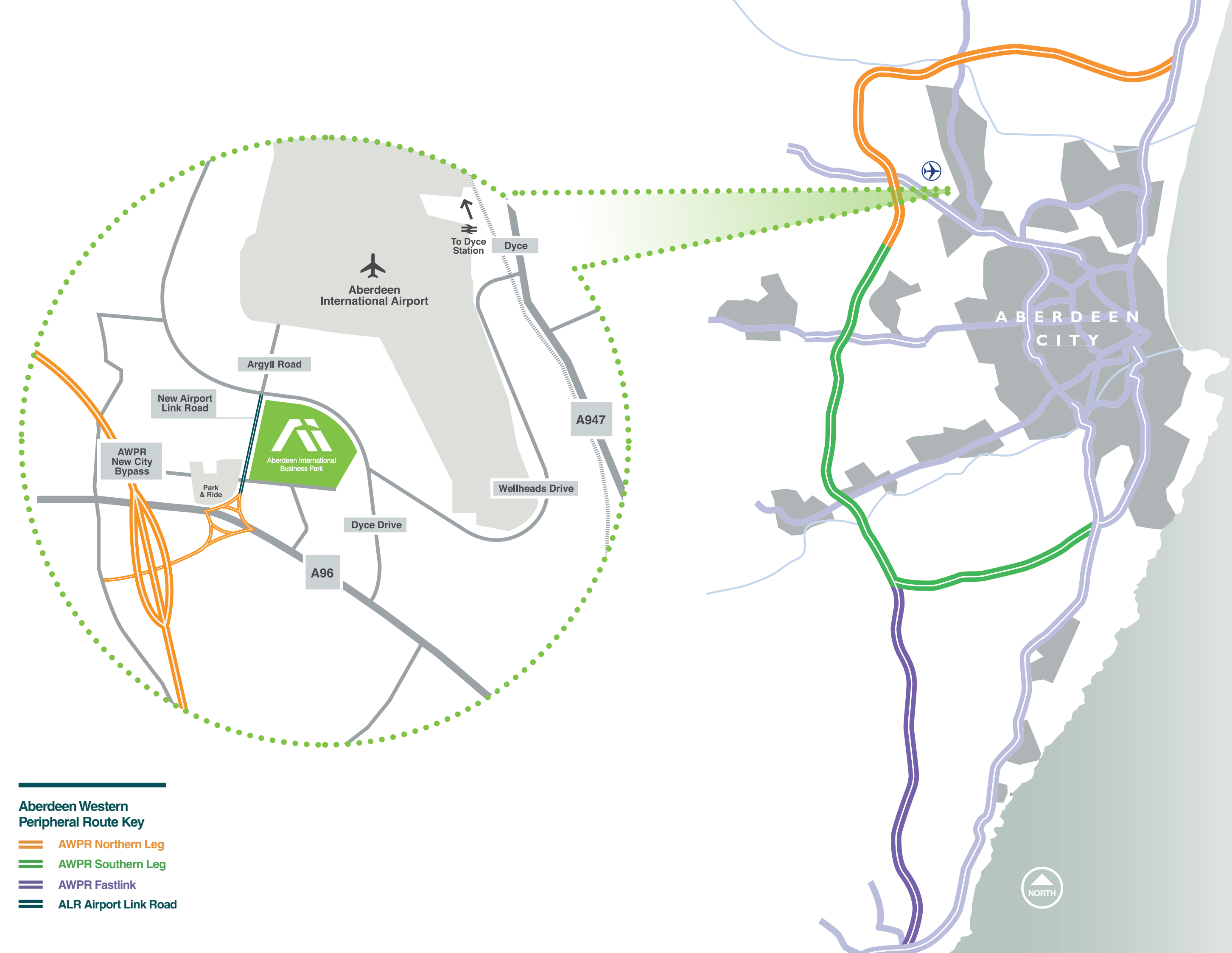
One of Aberdeen International Business Park's great strengths is its enviable location delivering unbeatable access to all modes of transport.

Road links are excellent with the Park strategically located immediately off the A96 trunk road which in turn accesses the A90 connecting to the Scottish motorway network, making Edinburgh and Glasgow accessible in approximately two and a half hours. Accessibility has further improved with the completion of the Aberdeen Western Peripheral Route (AWPR) which connects with the Airport Link Road (ALR), providing direct access to the Business Park.

Aberdeen International Airport, incorporating Europe's busiest commercial heliport, lies immediately adjacent. Around 20 airlines offer connections to over 40 destinations including all major UK airports and European destinations including Paris, Frankfurt, Amsterdam, Copenhagen, Oslo and Stavanger.

Dyce railway station, located to the east of the airport, offers services north and south to Inverness and Aberdeen City Centre and connections to towns and cities throughout the UK.

The Park benefits from a nearby park and ride facility boasting 1,000 car spaces. Main access is from the new Airport Link Road and a southbound slip road from the A96.



- Aberdeen Western Peripheral Route Key**
- AWPR Northern Leg
  - AWPR Southern Leg
  - AWPR Fastlink
  - ALR Airport Link Road



# Unrivalled Connectivity





A strategic location where business can take off.

- 1 Park and Ride
- 2 Airport Link Road
- 3 Dyce Drive
- 4 Jurys Inn Aberdeen Airport
- 5 Premier Inn Hotel
- 6 Courtyard Marriott Hotel
- 7 Aberdeen International Airport
- 8 Proposed 150+ bed 4 star hotel

PHASE 2

Further Phases of High Quality Bespoke Offices  
40,000 - 530,000 sq ft

PHASE 1

LET TO  
AkerSolutions™



# Masterplan

Bespoke offices available to suit a wide range of requirements

Phase 1: 335,000 sq.ft. Let to Aker Solutions

Phase 2 (Plots B-H)+Hotel (Plot A)

Office Plot	Net		Gross		Parking (1:325 sq ft GIA)
(Plot B)	4,877 m <sup>2</sup>	52,500 sq. ft.	5,841 m <sup>2</sup>	62,874 sq. ft.	195
(Plot C)	4,877 m <sup>2</sup>	52,500 sq. ft.	5,841 m <sup>2</sup>	62,874 sq. ft.	195
(Plot D)	6,968 m <sup>2</sup>	75,000 sq. ft.	8,345 m <sup>2</sup>	89,820 sq. ft.	278
(Plot E)	8,919 m <sup>2</sup>	96,000 sq. ft.	10,681 m <sup>2</sup>	114,970 sq. ft.	356
(Plot F+G)	11,118 m <sup>2</sup>	120,355 sq. ft.	13,079 m <sup>2</sup>	140,786 sq. ft.	436
(Plot H)	12,542 m <sup>2</sup>	135,000 sq. ft.	15,020 m <sup>2</sup>	161,677 sq. ft.	500
Subtotal	49,238 m <sup>2</sup>	530,000 sq. ft.	58,807 m <sup>2</sup>	633,001 sq. ft.	1,960
4 star Hotel 150 + Bed (Plot A)			7,500 m <sup>2</sup>	80,729 sq. ft.	80
<b>Total</b>			<b>66,307 m<sup>2</sup></b>	<b>713,730 sq. ft.</b>	<b>2,040</b>

Short term space available 25,000 – 100,000 sq ft in Phase 1

**Notes:**

- 1) Net shown includes all link areas and retail areas within HQ building
- 2) Total net areas show office element only (not indicated for Hotel)
- 3) Gross hotel area shown is indicative only.
- 4) Net/Gross percentages shown are indicative only.
- 5) All areas approximate and calculated in accordance with the RICS Code of Measuring Practice (6th Edition)

Airport Link Road

Completed  
September 2016



Occupied by  
**AKER Solutions**

the new  
benchmark  
for 21st  
century  
offices.







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**the new  
benchmark  
for 21st  
century  
offices.**





## Park Facilities

- Landscaped Campus
- Generous Car Parking
- Bicycle Racks
- Proposed 150 + bed 4 star Hotel with restaurant and leisure facilities
- Outdoor Sports Pitch
- Putting Green

## Phase 1 Amenities

- Restaurants
- Cafés
- Nursery
- Multi Gym / Fitness Centre
- Sports Hall
- 2 Squash Courts
- Convenience Shopping



# Aberdeen International Business Park



**ABSTRACT**  
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A development by Abstract on behalf of Aker ASA

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