



ABZ

→ CONNECTED
FOR BUSINESS

INTRODUCTION

ABZ Business Park is a major international commercial development, providing an attractive variety of modern, high quality offices, functional industrial accommodation, ample yard areas, as well as hotel and restaurant uses.

Situated adjacent to Aberdeen International Airport which has already attracted global oil and gas technology companies, the park occupies a key location with direct road connection to the Airport itself, as well as Dyce Drive leading to the A96, Wellheads Drive, and the proposed Aberdeen Western Peripheral Route. This is scheduled for completion by 2018 and will substantially improve links from the north and south of Aberdeen to the airport.



LOCATION

ABZ Business Park is located approximately six miles to the north west of Aberdeen city centre, providing a prime location with space to grow for expanding companies. The park is situated in the heart of the north east's key commercial and industrial hub, with the surrounding area serving headquarters for companies including BP, Halliburton, WoodGroup PSN, Aker Solutions, Emerson and Schlumberger.

The Park has immediate access to the trunk road network lying 600m from the A96 Aberdeen to Inverurie route with onward links to the major national motorway network. Its accessibility from all directions will be further enhanced upon delivery of the Aberdeen Western Peripheral Route (AWPR) in 2018, which will further increase capacity and improve journey times.




A Park and Ride facility is planned adjacent to the AWPR/A96 junction and there is access both north and south by train from Dyce Station and a regular bus service operates from Aberdeen Airport to the city centre.

Aberdeen Airport handles more than 3.5m passengers and 4,000 tonnes of freight annually with connections to all major UK airports and European destinations, such as Amsterdam, Copenhagen, Dublin, Frankfurt, Paris and Stavanger.

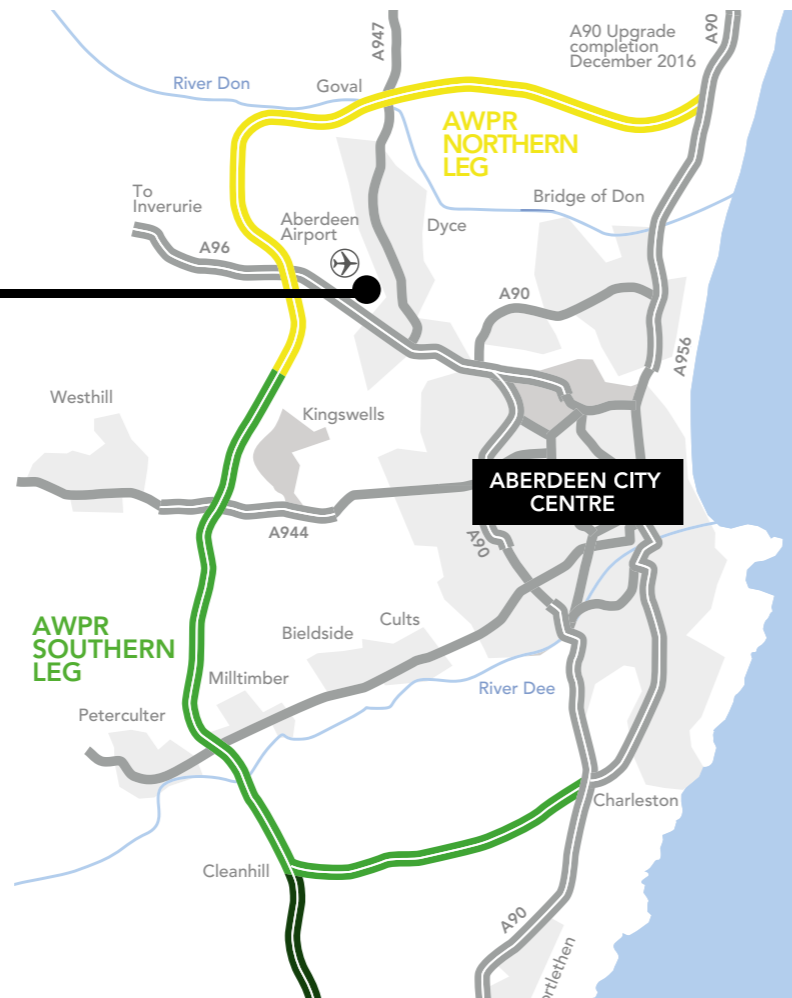
Safe routes for pedestrian and cyclists are available in all key connections to ABZ Business Park from rail and bus stations to Aberdeen International Airport.

ABZ 

Aberdeen Western Peripheral Route Key

-  AWPR Northern Leg
-  AWPR Southern Leg
-  AWPR Fastlink

AWPR Scheduled for completion Spring 2018



BENEFITS

Connectivity is one of ABZ's primary benefits and themes. It is a key site on the approach to Aberdeen International Airport, with direct road connection to the A96 Aberdeen to Inverness road, and adjacent to one of the main junctions linked to the forthcoming Aberdeen Western Peripheral Route.

- A 54 acre business park adjacent to Aberdeen International Airport
- One of north-east Scotland's key commercial and industrial locations

- Fully-serviced sites for office, industrial and hotel development
- A direct road connection to the A96 Aberdeen to Inverness route
- 1200 Hotel bedrooms on site
- On-site Regus business centre
- On-site conference facilities
- Bar and restaurant on site



OFFICE AND WAREHOUSE
3 & 5 INTERNATIONAL AVENUE



OFFICE PAVILION
6 INTERNATIONAL AVENUE



OFFICE AND WAREHOUSE
3 INTERNATIONAL VIEW



DESIGN/BUILDING SPECIFICATION

The overall design of ABZ Business Park has been undertaken in a close consultation with Aberdeen City Council and this has been established in a Development Framework, which forms part of the Local Development Plan. This will ensure that high standards of design are adhered to as the park continues to evolve.

All buildings have been designed to attain an EPC rating of A. ABZ Developments are happy to work with occupiers to deliver bespoke fit-out solutions as required.



TENANT MIX

ABZ Business Park features desirable, highly functional working environments – providing owners and occupiers, and their employees with fit-for-purpose modern facilities finished to the highest standard. It offers fully-serviced sites for office, industrial and hotel development, on outright lease or sale terms. Mixed office and warehouse facilities are already being delivered onsite, with new hotels, serviced offices and further industrial premises. Occupiers to date include: Axiom, Bowtech,

Regus, SPX, Exova, AFS Technologies and ATR, and detailed discussions being held with a number of other parties. There are also 1200 hotel rooms on or in close proximity to ABZ Business Park. At ABZ Business Park a Holiday Inn Express and a Crowne Plaza are due to open in October 2015 with a Marriott Moxy Hotel following closely behind in May 2016. ABZ Developments are also presently progressing the delivery of a "Farmhouse" pub/restaurant, this should open in Q2 2016.



165 rooms



156 rooms



200 rooms



200 rooms



193 rooms



200 rooms



100 rooms





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ABZ Developments Ltd is part of a substantial locally based group of development companies with an outstanding record in the delivery of office and industrial developments for over 40 years.

To learn more visit our website www.abzbusinesspark.com