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PROPOSED MIX-USE DEVELOPMENT
MONTROSE



ISLA
DEVELOPMENTS



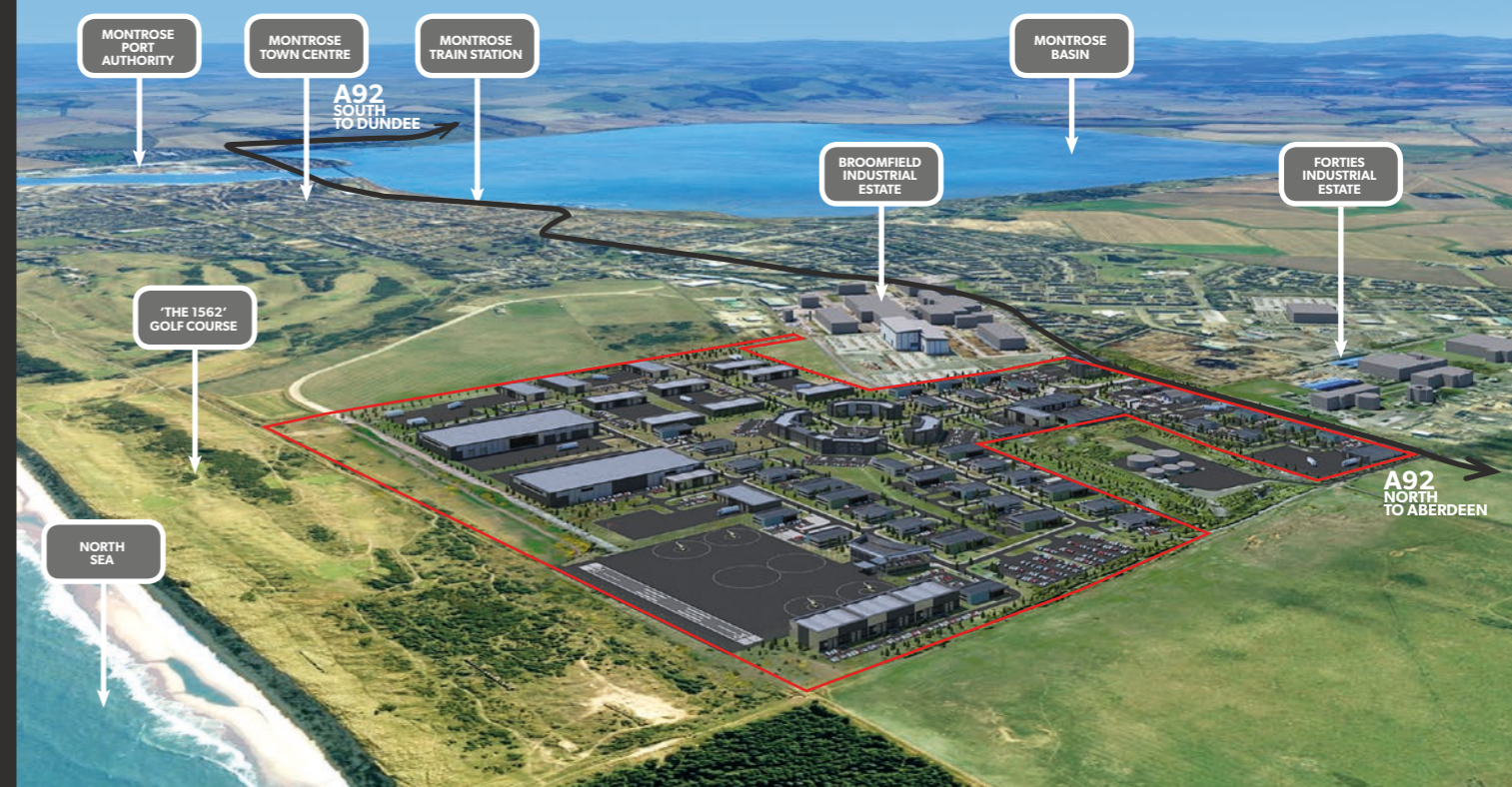
Taking its name from the United Kingdom's first operational military runway on which it stands, Zero4 provides an exciting opportunity for many businesses to acquire new sites or create strategic business links.

The development Zero4, formerly Montrose Airfield, lies on the North East of Scotland coastline within the town of Montrose and can be found adjacent to the Forties Industrial Estate and Broomfield Industrial Estate.

The central location of Montrose with its excellent road, rail and sea transportation links with other major cities, makes it the ideal centre for international trade and distribution throughout Scotland and Northern England.

The port provides a sheltered haven almost half a mile long with no tidal restrictions. Montrose also benefits from being only 40 miles south of Aberdeen and 38 miles north of Dundee making it the ideal location to attract a workforce from both cities.

Additionally, Zero4 is strategically placed to facilitate the delivery and operation & maintenance of the proposed wind farms off the east coast of Scotland.



MONTROSE

The town of Montrose and immediate catchment area has a population of over 20,000 residents. Regionally it is situated within Angus which has a total population of approximately 116,000 residents. Historically a town of importance both culturally and environmentally, Montrose has become a centre for international trade and distribution.

Home to some of the world's leading oil and gas companies:

- Baker Hughes GE
- Halliburton
- Petrofac
- National Oilwell Varco
- John Lawrie Group

Industry sits in harmony alongside one of the most beautiful beaches in the United Kingdom and the famous

Montrose Basin, which is a 3km² tidal lagoon and is classified as a Nature Reserve of National Importance.

The southern part of the town accommodates the likes of:

- Montrose Port Authority
- GlaxoSmithKline (GSK)
- Rix Shipping
- Glassons
- Wild Well Control

All of which are major employers in the town.

Montrose is steeped in important national history. It is home to the 5th oldest golf course in the world, famously shaped by the Old Tom Morris, and now named as The 1562 Course, after the year in which it was constructed.



THE WIDER AREA

The central location of Montrose with its excellent road, rail and sea communication links to other major cities make it the ideal centre for international trade and distribution throughout Scotland and Northern England.



DISTANCE BY ROAD (miles)

ABERDEEN	41	ABERDEEN AIRPORT	42
DUNDEE	30	DUNDEE AIRPORT	31
STONEHAVEN	25	EDINBURGH AIRPORT	79
FORFAR	18	GLASGOW AIRPORT	119
BRECHIN	9		

NORTH SEA WIND PROJECTS

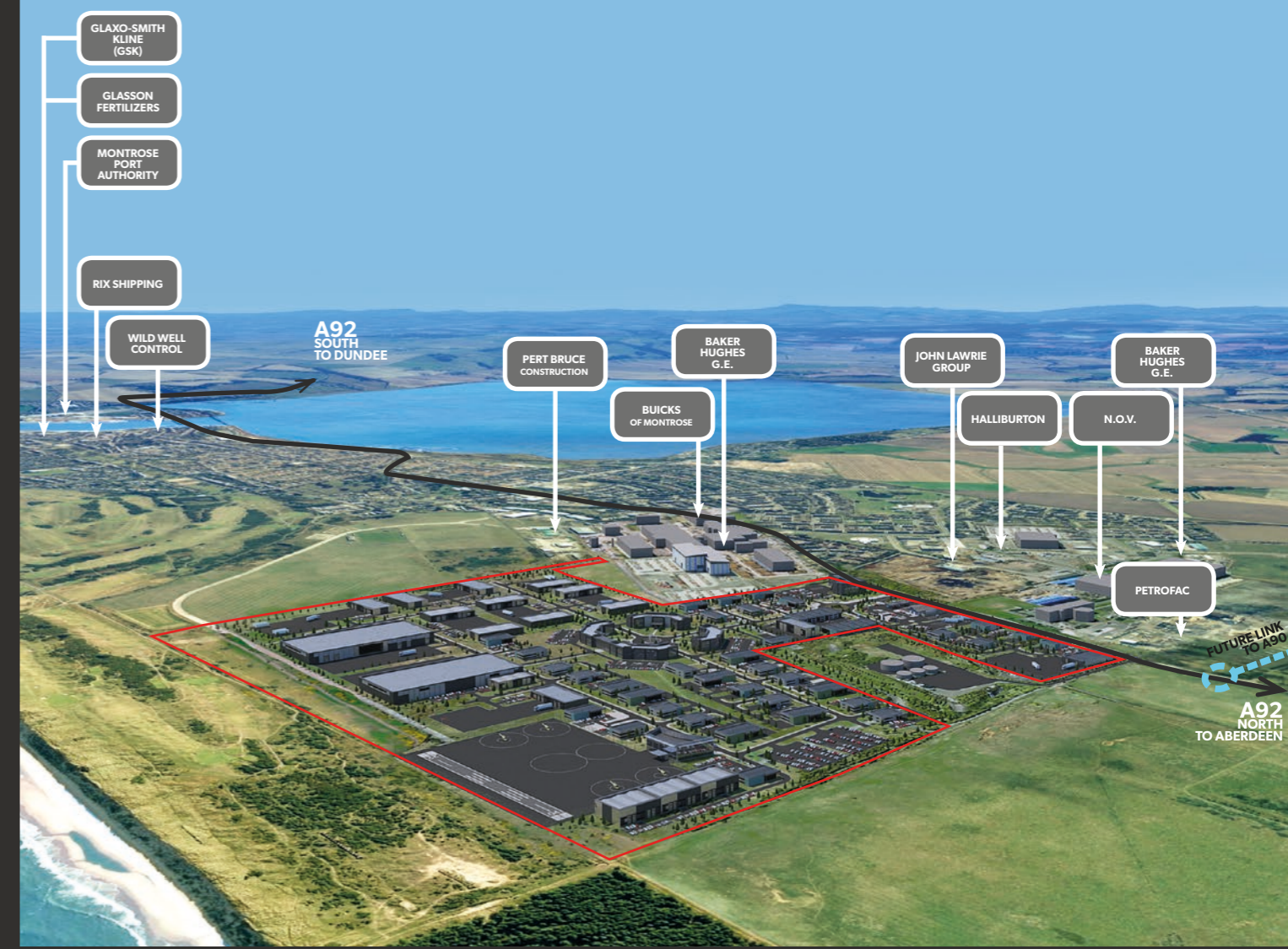
Scotland is targeted to produce 100% of its electrical energy from renewable sources by 2020, and with major offshore wind turbine developments planned and underway in the North Sea, Montrose is ideally situated as the centre for east coast operations.

Our development Zero4 can provide dedicated laydown areas, storage and fabrication space as well as potential heliport access as part the O&M provision to off-shore projects.



THE SITE

- Total Site Area: 123 Acres
- Main Road Frontage: 500 linear meters
- Direct Access from A92 via 2 new accesses
- Potential coastal access
- Planning Approval over whole site
- Site infrastructure to commence 2019
- Closest Port to the proposed Offshore Wind Farms:
 - Seagreen Alpha-Bravo 120 Turbines
 - Red Rock Energy Inch Cape 72 Turbines
 - EDF Energy Neart Na Gaoirthe 45-54 Turbines
- Neighbouring Stakeholders:
 - Baker Hughes General Electric Investing £35m for new Training Centre and European HQ. Currently on site
 - GlaxoSmithKline (GSK) Invested £54m in Montrose plant in 2018 and continue to invest £15m per annum
 - Halliburton Manufacturing & Services
 - Petrofac Training Facility
 - National Oilwell Varco (NOV)
 - John Lawrie Group
 - Montrose Port Authority
 - Rix Shipping
 - Glassons
 - Wild Well Control



COMMERCIAL POSITION

- The Local Authority have been approached by existing local businesses and stakeholders with an immediate requirement for new hotel provision within Montrose. ISLA are in continued discussions with senior management and the local authority in relation to this provision.
- **Montrose Port Authority.** Regular discussions to coordinate new requirements. The Port is operating at near capacity and would benefit from a local land partner to satisfy demand for commercial, industrial and laydown space.
- ISLA in continued discussions with the major Offshore Wind & Renewables operators, regarding the provision of infrastructure for the new offshore wind developments.
- Renewable Operators stated requirements; Commercial premises, Hotel Accommodation (for staff, training and crews), Heliport, Training facilities, Industrial laydown space.
- Proposed Petrol Filling-station c/w Food-courts & Drive-throughs are required as part of the overall mixed use development and will compliment existing facilities within Montrose town centre.



STATUTORY BODIES

- **Business Angus** are assisting with information, providing contact information, reports, statistics and local business information. Business Angus are facilitating meetings with Local Authority bodies and stakeholders
- **Tay Cities Region Deal.** ISLA Developments have assisted with information for the Tay Cities Deal and are named in the Memorandum of Agreement as a major stakeholder for the region
- **Transport Scotland.** Continued partner discussion to allow phase development on-site ongoing
- **Renewables Operators** have highlighted inclusion of Heliport to satisfy stakeholder requirements. Discussions ongoing with operators at senior director level
- **Roads & Infrastructure.** Meeting held, recognised the importance of proposed development & will continue to work closely with the development to ensure suitable connectivity available to the wider area.



Joint sales agents for the development:

Ryden.co.uk
01224 588866

25 Albyn Pl, Aberdeen AB10 1YL
01224 588866

Paul Richardson
paul.richardson@ryden.co.uk

Daniel Stalker
daniel.stalker@ryden.co.uk

SHEPHERD COMMERCIAL
01224 202800
www.shepherd.co.uk

35 Queens Rd, Aberdeen AB15 4ZN
01224 202 800

Chris Grinyer
chris.grinyer@shepherd.co.uk

James Morrison
j.morrison@shepherd.co.uk

Knight Frank
01224 644 272
KnightFrank.co.uk

4 Albert St, Aberdeen AB25 1XQ
01224 644 272

Eric Shearer
eric.shearer@knightfrank.com

Scott Hogan
scott.hogan@knightfrank.com



PLANNING POSITION

- Whole site has historical Planning Permission in Principle (PPIP) for Class 4, 5, 6 in relation to Offshore Wind & Renewables
- Detailed Planning Applications will be submitted as required by incoming operators / tenants for immediate commencement on site
- Proposal of Application Notice has been submitted to Planning Authority for new PPIP Application for total site. New PPIP includes all use types (except private residential)
- Development of Site well received from Local Community following Public Consultation event, recognising employment benefits to the local economy
- Full Detailed Planning Application submitted for Phase 1 Infrastructure, Roads & Services.





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FOR ALL ENQUIRIES, PLEASE CONTACT AGENTS:

Ryden.co.uk
01224 588866

25 Albyn Pl, Aberdeen AB10 1YL
01224 588866

Paul Richardson
paul.richardson@ryden.co.uk

Daniel Stalker
daniel.stalker@ryden.co.uk


SHEPHERD
COMMERCIAL
01224 202800
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35 Queens Rd, Aberdeen AB15 4ZN
01224 202 800

Chris Grinyer
chris.grinyer@shepherd.co.uk

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j.morrison@shepherd.co.uk

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4 Albert St, Aberdeen AB25 1XQ
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eric.shearer@knightfrank.com

Scott Hogan
scott.hogan@knightfrank.com



ISLA
DEVELOPMENTS

56 Queens Road, ABERDEEN
+44 (0) 1224 623 623
info@isla-developments.com