



Phase 1 overview



The location

Inverness Airport Business Park (IABP) is adjacent to Inverness Airport. Passenger growth has increased over the past 10 years, making it one of the fastest growing and dynamic airports in the UK. Both IABP and the Airport are located on the A96 trunk road 6 miles east of Inverness, an attractive City of 60,000 people centred on the River Ness. Inverness achieved City status in 2001 and is the administrative centre for the Highlands.

Inverness Airport carriers provide services to Gatwick, Luton, Southampton, Bristol and Birmingham and international flights to such locations as Zurich and Dusseldorf. IABP is also adjacent to the rail network with a proposed rail link and park and ride within the site. The network provides a link to Aberdeen in the east and via Inverness to the cities of Scotland's Central Belt and beyond.

The offer

The site in total extends to around 250 ha (617 acres). Over the project lifetime, it is expected that around 350,000 sq m (3.76m sq ft) of accommodation will be developed for a mixture of business and industrial, together with support facilities such as hotels, conferencing, retail and other amenities.

The masterplan allows for the following permitted uses:

- ◆ 213,000 sq m of business/office
- ◆ 72,000 sq m of general industrial
- ◆ 24,000 sq m of storage/distribution
- ◆ 25,000 sq m of hotel and conferencing
- ◆ 11,000 sq m of offices services, eg crèche, support, retail etc



-  Phase 1 Development area
-  Proposed Rail Halt, Park & Ride
-  Airside Opportunities
-  Initial Hotel Plot



Phase 1

The initial phase of development will comprise 4 ha (10 acres) of serviced plots which will be offered on a heritable or long ground leasehold basis. Sites are available from 0.4 ha - 4 ha (1 - 10 acres).

Grant Assistance

The site sits within an area qualifying for Tier 2 Regional Selective Assistance. Subject to meeting certain criteria, occupiers would be eligible for a contribution of up to 15% of capital investment made in establishing a new facility on the Park. Further information is available from www.rsascotland.gov.uk.

Design

A design brief for Inverness Airport Business Park has been developed and is available on request, or by visiting www.iabp.co.uk.

Further Information

For further information, please contact the joint sole letting agents:



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