



# PRIME DEVELOPMENT OPPORTUNITY

0.9 ACRE DEVELOPMENT SITE ADJACENT TO UNION SQUARE  
AND ABERDEEN TRAIN STATION

North Dee Business Quarter, Poynerook Road, Aberdeen, AB11 5RW



**DRUM**  
DEVELOPMENT  
& INVESTMENT



# INTRODUCTION TO THE GRANDE

## THE GRANDE CITY CENTRE REGENERATION PROJECT

**The Grande is a £100m redevelopment of the derelict Aberdeen Seafood Park in Aberdeen City Centre, directly adjacent to the railway station, undertaken by Drum Property Group.**

The Grande development is aligned with Scottish Planning Policy and the National Planning Framework and responds to various policy aims and objectives of Aberdeen City Council, including:

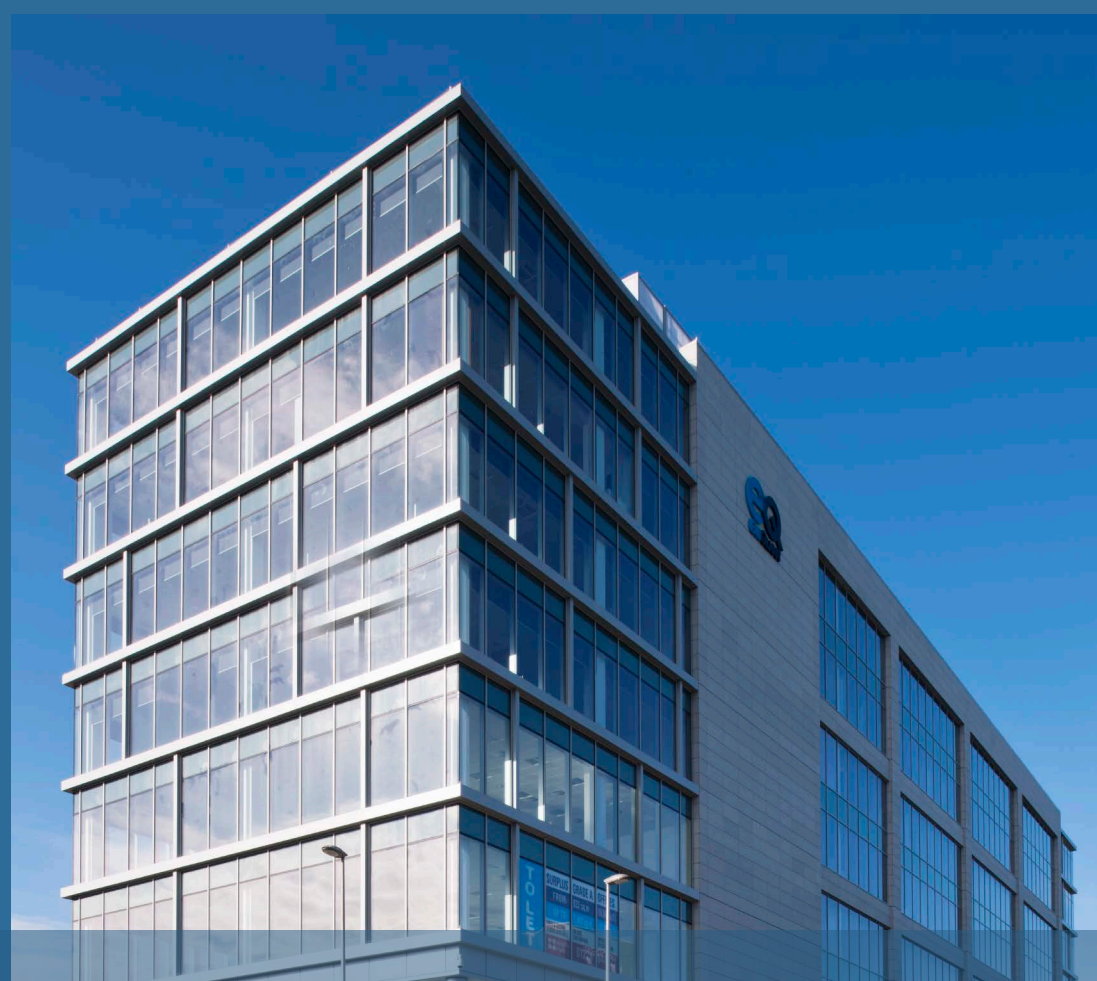
- *Investment in the City Centre Key Growth Area*
- *Being accessible via a range of sustainable modes of transport;*
- *Economic investment in a derelict and disused building or space;*

The development kick-started the process of physical regeneration of a neglected and rundown area of the city and will also act as a catalyst in generating additional long-term economic activity for the harbour area and the city in general. Phase 1

comprises a new 120,000 sq. ft. North Sea HQ for EnQuest plc. EnQuest is a FTSE 250 company with a market capitalisation of approximately £1bn, and is the largest UK independent oil producer in the UK North Sea. The company currently employs around 500 people at three locations in Aberdeen.

The £50m building has the capacity to accommodate up to 800 people and enables EnQuest to consolidate its workforce under one roof. The internal office area of the building is approximately 120,000 sq. ft. over eight storeys. Associated car parking is provided on-site in an adjoining multi-storey building.

Phase 2 of the development has the potential to be 90,000 sq ft office, or a 210-bedroom hotel. Both the Office complex or hotel option will help re-energise Aberdeen City Centre inward investment and employment opportunities, and continue to align The Grande development with the emerging City Masterplan's vision for the North Dee Business Quarter.



# THE VERY HEART OF THE CITY

**UNION TERRACE GARDENS**  
£25m revamp of city centre gardens.

**UNION STREET**  
The main street in the city centre.

**ABERDEEN MARKET**  
Proposed £50m city centre market development

**MARISCHAL SQUARE**  
£107 mixed use development



**MAIN TRAIN AND BUS STATIONS**  
Connected to the local and national travel networks.

**UNION SQUARE**  
Aberdeen's premier retail & leisure centre – M&S, Apple, Zara

**FERRY PORT**  
Regular sailings to Orkney and Shetland.





# ABERDEEN: GLOBAL BUSINESS CENTRE AND TOURIST GATEWAY

Aberdeen is one of the most prosperous business focused cities in the UK. Its status as a global centre of excellence in the energy industry has been established for over 40 years with other industries giving diversity to the local economy.

- Aberdeen city and Shire has a combined GDP of £11.40 billion.
- The city is home to a quarter of Scotland's top 100 companies.

The city is a cornerstone of the UK and Scottish economies and for its size consistently punches above its weight. The oil and gas industry is the major contributor to the local economy with many global companies resident in the city including BP, Shell, Total, Chevron, Halliburton, Wood Group PSN, Repsol Sinopec and Nexen.

Other industries are also represented in the city including multi nationals like First Group (Transport) and Standard Life Aberdeen, RBS, Barclays and Simmons International (Financial).

It is estimated that 50% of the oil and gas activity in Aberdeen is focused on the UK Continental Shelf while 50% is exported globally highlighting the city's importance in the global energy arena. Despite lower oil prices, companies are still committing to long-term leases, underlining the city's excellent business longevity prospects.

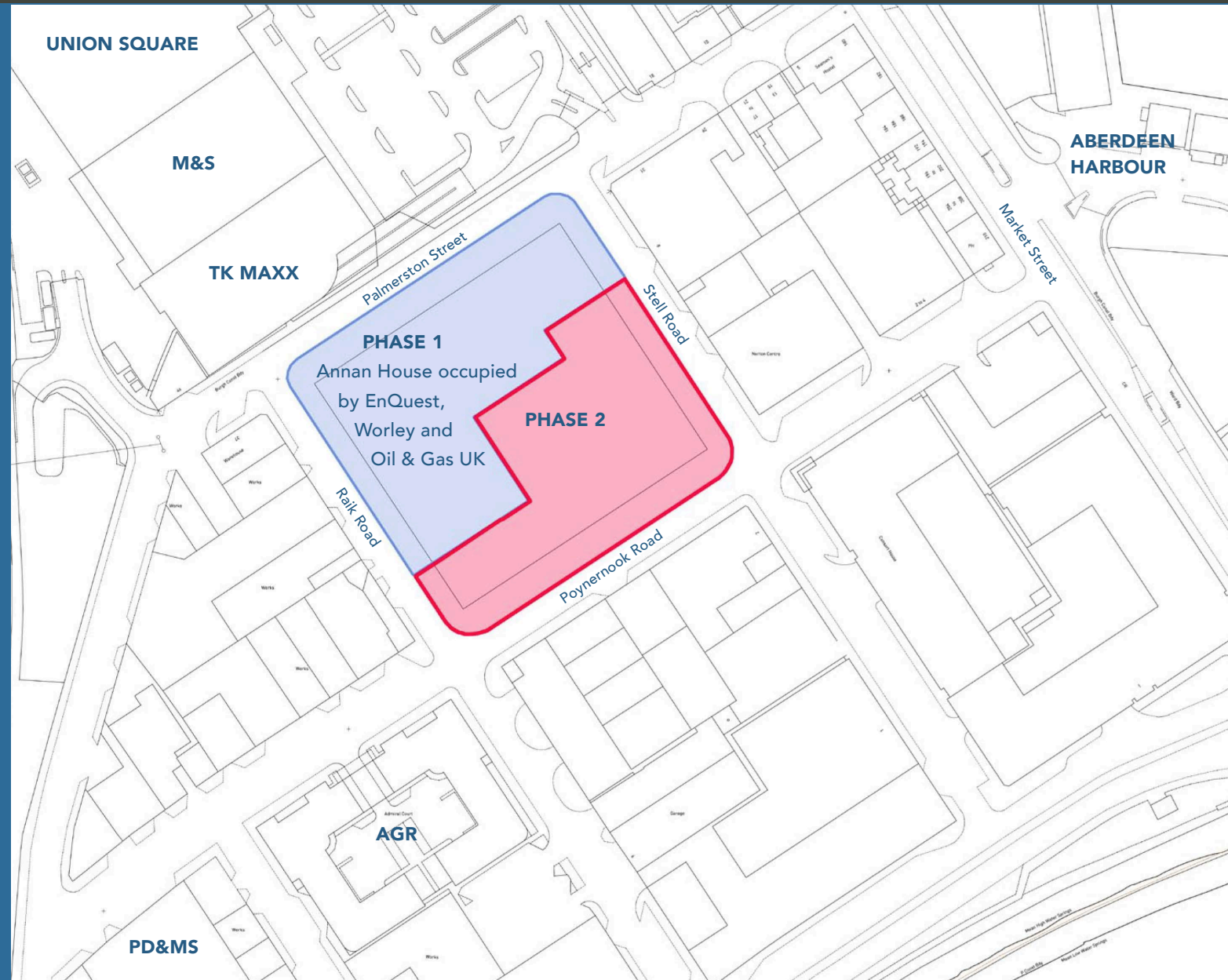
Some facts and figures about the city are highlighted below:

- The population is approximately 225,000 making it the third largest city in Scotland.
- The regional catchment population is 500,000 and is forecast to grow in the next 20 years.
- It is the administrative centre for the North East of Scotland and home to the HQs of Aberdeen and Aberdeenshire Councils.
- The city has two highly regarded universities – the University of Aberdeen and Robert Gordon's University.
- Average weekly earnings in the city in 2016 were 13% higher than the Scottish average

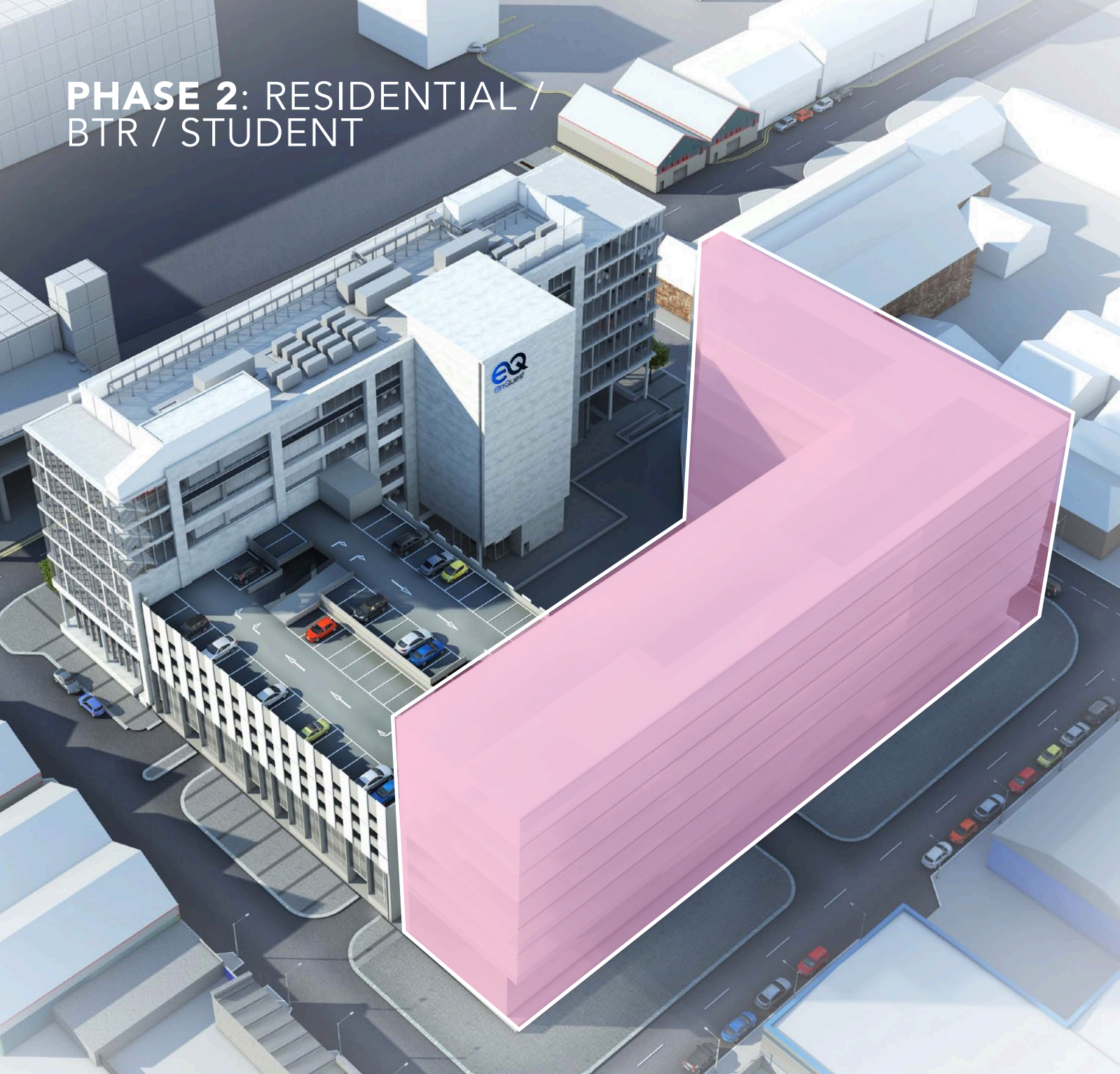


## PHASE 2: FLEXIBLE OPPORTUNITIES

- Cleared and level site extending to 0.9 acres / 0.36 hectares / 39,000 sq ft
- 116 year long ground lease from Aberdeen City Council at £0.50 per annum
- Suitable for a variety of uses subject to planning



## PHASE 2: RESIDENTIAL / BTR / STUDENT



The site has the potential to accommodate up to 255 residential units for mainstream residential, Build To Rent or student accommodation.

The residential offer has potential to kick start the emerging North Dee Urban Quarter, a residential development providing a pedestrian link between the River Dee and the city centre, including a new bridge over to Torry.

The Local Development Plan 2020 promotes a “Living City for Everyone” encouraging city centre living and aiming to add 3,000 new residents to live in the city centre by 2040.

Aberdeen City Council introduced a moratorium on affordable housing requirements for residential development in the city centre in 2018. The Grande site is located within this boundary and therefore at present any residential development would benefit from this waiver and can be delivered as 100% mainstream units.

## PHASE 2: OFFICE

The site offers the opportunity to develop up to 150,000sqft of net internal office accommodation with associated car parking as well as potential for a variety of other uses including:

- Innovation Hub
- Retail
- Leisure



## PHASE 2: HOTEL

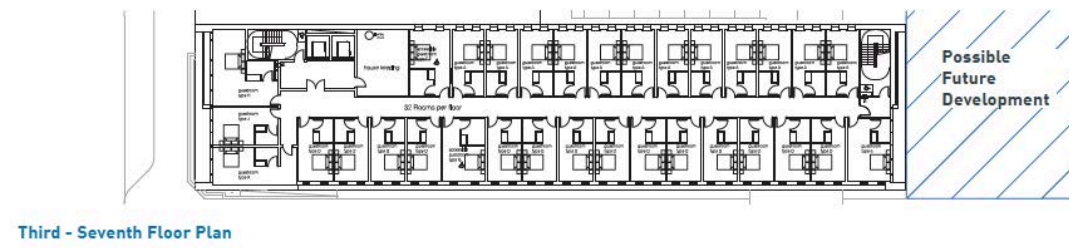
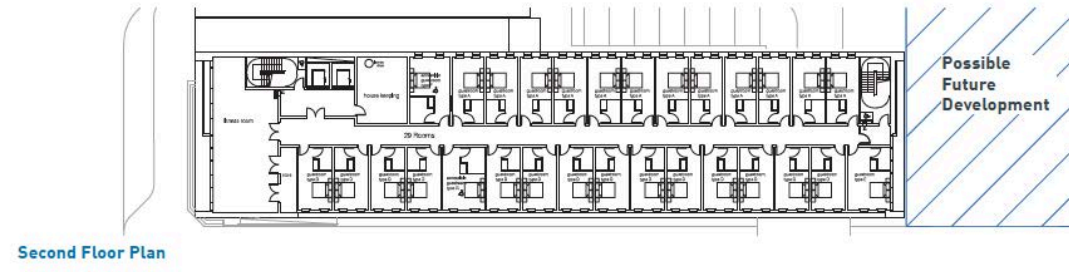
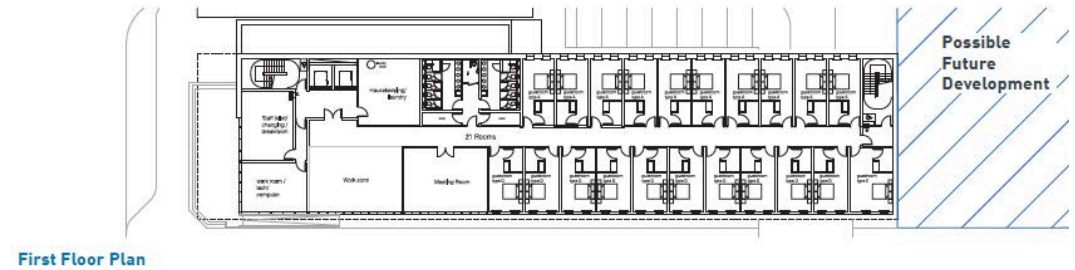
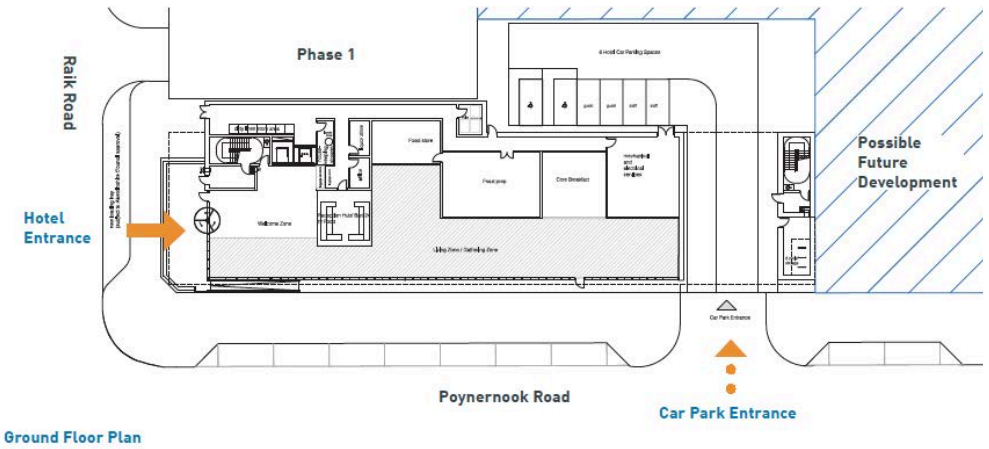
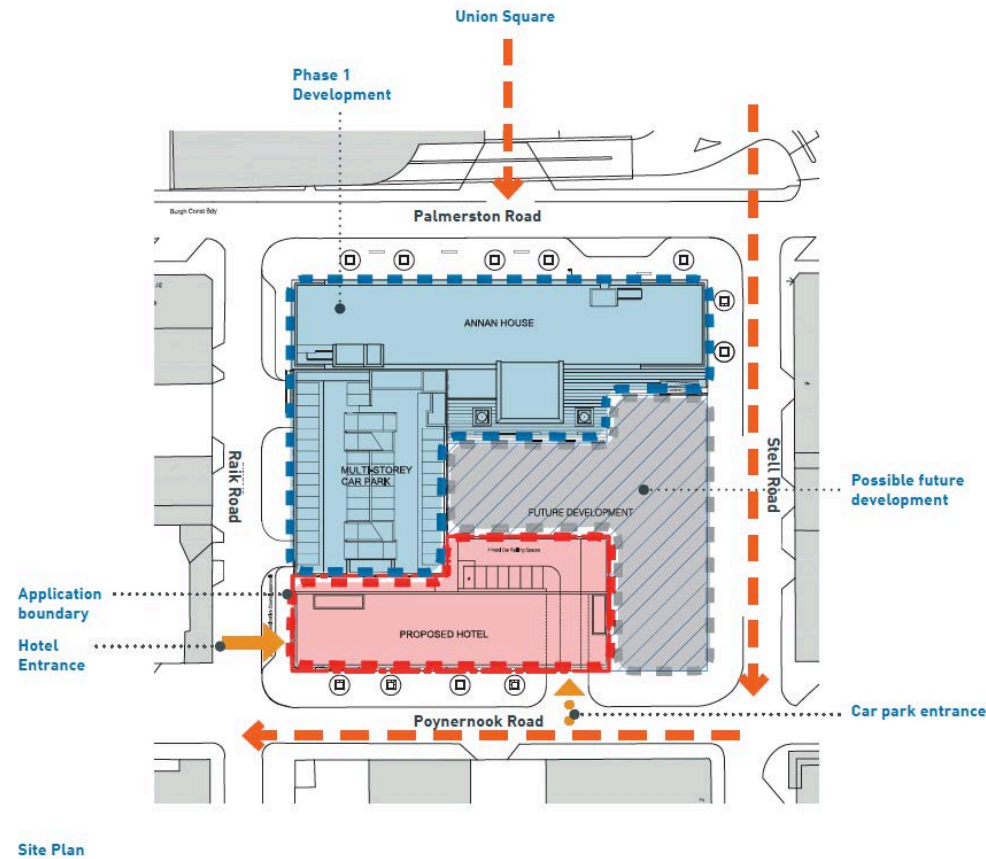
Planning Permission for a 210 bedroom hotel was granted in December 2018 as detailed in the plans on the following page.



# HOTEL SPECIFICATIONS

The proposed design approach is illustrated below and opposite. A high quality hotel development is proposed to the South West edge of the site. The building entrance is located on Raik Road. It is proposed that the associated car park is accessed from Poyernook Road.

Possible future development to the remainder of the site is illustrated below and would be the subject of a separate application.





## FURTHER INFORMATION

**Ryden**

The Capitol, 431 Union Street,  
Aberdeen, AB11 6DA

E: [arron.innie@ryden.co.uk](mailto:arron.innie@ryden.co.uk)  
[daniel.stalker@ryden.co.uk](mailto:daniel.stalker@ryden.co.uk)

T: 01224 588866

**CBRE**

1MSq, Marischal Square, Broad Street,  
Aberdeen, AB10 1BL

E: [derren.mcrae@cbre.com](mailto:derren.mcrae@cbre.com)  
[dominic.millar@cbre.com](mailto:dominic.millar@cbre.com)

T: 01224 219000

