

We deliver



## Projects

### Industrial Redevelopment

#### Broadfold Road

**Location** Bridge of Don, Aberdeen

**Size** 2.5 acre site

**Detail** We acquired the property on a 2.5 acre site from Somerfield Stores Plc and embarked on a speculative internal and external redevelopment over 9 months at a cost of £1.1million. We transformed this 1970s asbestos clad office and warehouse (with ancillary yard) into four fully refurbished units totalling 55,000sqft, now fully let and held in portfolio.

**Value** £5.5m



### Industrial Redevelopment

#### 7 St Machar Road

**Location** Aberdeen

**Size** 1 acre site

**Detail** In just six months we turned this very derelict 1950s site into fully refurbished offices, warehouse and ancillary yard. The 1 acre site was partially contaminated, so we embarked on the process of remediating, demolishing, rebuilding and refurbishing into two units totalling 17,000 sq ft at a total cost of £800k. The property was pre-let and held in portfolio.

**Value** £1.5m



### Residential Development

#### Nelson Street

**Location** Aberdeen

**Size** 9,800sqft

**Detail** Joint venture with existing owner, trouble-shooting diverse problems. We submitted a substantially revised planning application for an additional 10 units, while obtaining a full suite of reports for due diligence. This is now ready for a developer, with full planning permission gained for a 30 unit development with underground parking.

**Value** £4.5m



### Retail Investment

#### Jesmond Drive

**Location** Bridge of Don, Aberdeen

**Size** 7,500sqft

**Detail** This asset management opportunity was acquired for £1.8 million. The neighbourhood shopping centre is located adjacent to ASDA and comprises of six retail units totalling 7,000sqft offering asset management opportunities. A £220k refurbishment process including the addition of another unit was completed during 2009. The property is held in portfolio.

**Value** £2.2m



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## Projects

### Industrial Development

#### Minto Drive

**Location** Altens Industrial Estate, Aberdeen

**Size** 1.5 acre site

**Detail** Lot B design and build opportunity to lease or purchase. New build workshop and office facility with secure yard. Various size permutations, from 10,000sqft.

**Value** £2.8m



### Industrial Investment

#### Minto Drive

**Location** Altens Industrial Estate, Aberdeen

**Size** 2 acre site

**Detail** Lot A, a 2 acre site comprising of a 20,346sqft warehouse facility, office, yard and dedicated parking, is let to DPD, a subsidiary of Geopost UK Ltd, who are wholly owned by the second largest postal operator in Europe, La Poste.

**Value** £2.0m



### Office Redevelopment

#### East North Street

**Location** Aberdeen

**Size** 2,600sqft

**Detail** This site has undergone a 12 week refurbishment project, transforming the traditional granite building from a run-down, former retail unit, into a state-of-the-art, flexible office space. An 11 year letting was secured with worldwide performance improvement specialist, RLG International, which will run its European operations from the property.

**Value** £230k



### Office Investment

#### Golden Square

**Location** Aberdeen

**Size** 8,000sqft

**Detail** When this opportunity became available, we moved rapidly and concluded the acquisition within 20 days. We acquired the 8,000sqft property with car parking from Pruprim as part of a joint venture. This prime city centre office block is let to WS Atkins and offers a number of future asset management opportunities.

**Value** £2.0m



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## Projects

### Office Investment

#### Minto Drive

**Location** Altens Industrial Estate, Aberdeen

**Size** 2 acre site

**Detail** Lot A, acquired in 2008, a 2 acre site comprising a standalone 13,000sqft office building, along with exclusive parking is let to SWORD Group a global IT provider on a 15 year lease. This property is held in portfolio.

**Value** £1.8m



### Industrial Investment

#### St Clement Street / Link Street

**Location** Aberdeen

**Size** 10,000sqft

**Detail** The site comprises of two refurbished interlinked warehouse units known as 31-33 St Clement Street and 1A Link Street with an area of private car parking / secure yard available for each unit. This property is held in portfolio.

**Value** £700k



### Industrial Investment

#### St Machar Road

**Location** Aberdeen

**Size** 0.75 acre site

**Detail** The property comprises a detached industrial unit benefiting from translucent roof lighting, roller shutter door and an eaves height of approximately 3.91m. Warehouse of 6,500sqft, yard 1,400sqft including offices of 1,000sqft. The property is held in portfolio.

**Value** £750k



### Retail Development

#### Rosemount Place

**Location** Aberdeen

**Size** 4,500sqft

**Detail** Joint Venture development combining two retail shops into one. This site has been pre-let to high street retailer Sainsbury's on a new 10 year lease.

**Value** £1.3m

