

# a new landscape for business

**PRIMEFOUR**  
kingswells : aberdeen



## Prime Four Life

Prime Four is different from any other business park in Scotland. Because a great working environment has a quantifiable effect on business performance, Drum Property Group is creating a socially and creatively stimulating environment with sympathetic and sustainable architecture.

Prime Four is a community of offices, leisure facilities and stunning communal areas that blend into the beautiful surroundings with unrivalled connectivity and a state-of-the-art communications infrastructure.

**It's time to bring your business to life at Prime Four.**

**90%**

of workers believe better workplace design and layout result in better employee performance\*



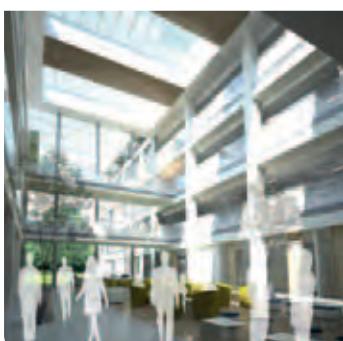
Aberdeen's first and only  
world-class business park



Since receiving endorsement from the Scottish Ministers in 2012, Prime Four has rapidly become the fastest-moving and most successful project of its type in the country. The first phase will see household names in the energy industry take up residence in 2013.

With the future phases of Prime Four under development, you have a unique opportunity to secure bespoke, world-class accommodation for your business. We can design buildings to suit your needs and aspirations in this fully-managed, integrated, master-planned and landscaped office park.

## Prime Four your business needs



Prime Four is now offering businesses a unique opportunity to create the perfect premises. The site enjoys an elevated position with spectacular views over the city and surrounding countryside.

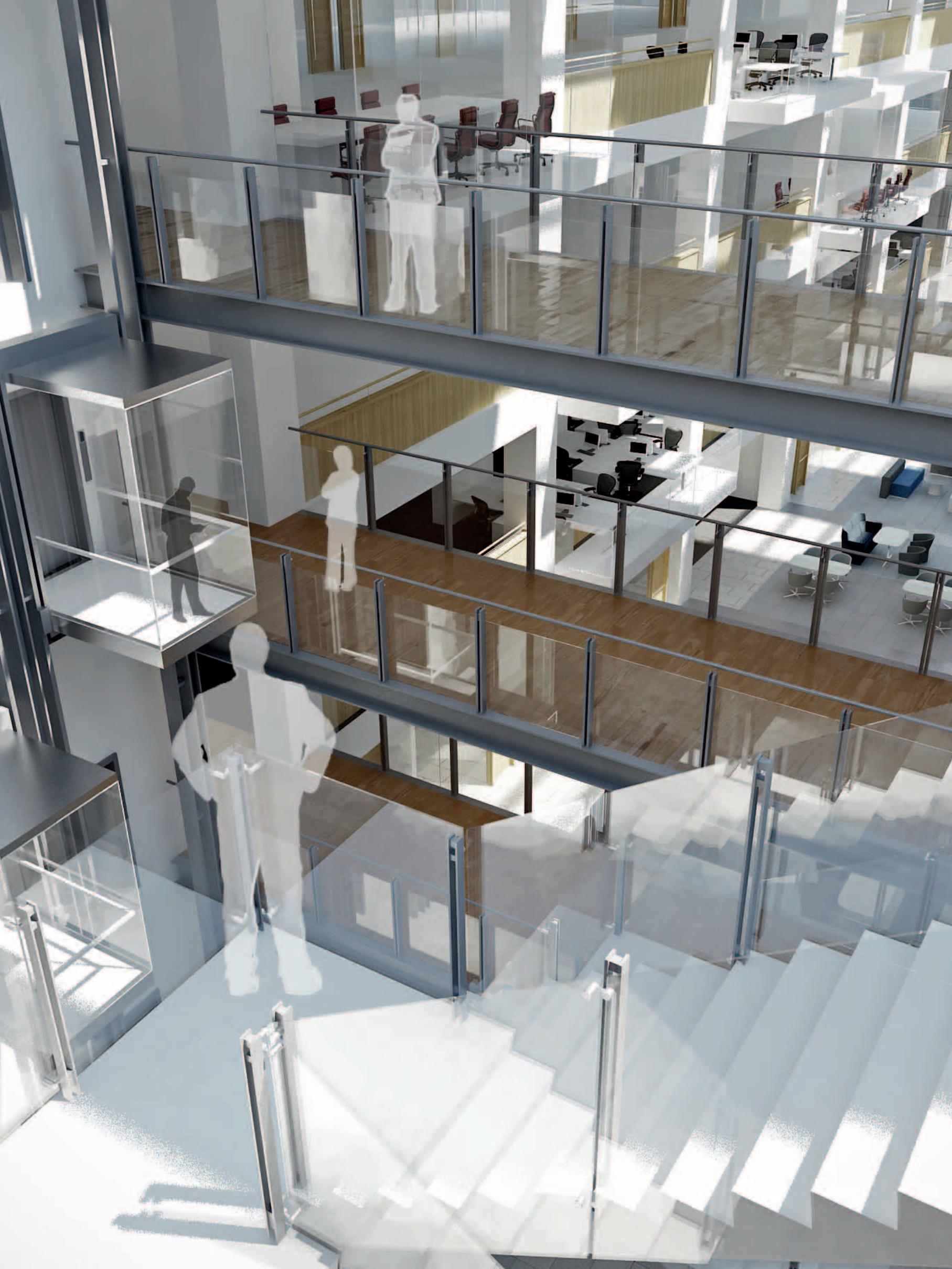
From small operations to major headquarters facilities or campus arrangements over a number of linked buildings, occupiers now have the chance to create a bespoke workplace solution in a world-class environment.

**To discover how we can accommodate your needs contact us today to arrange an individual presentation.**

“ Our recently announced acquisition of the Beryl field and related assets will significantly expand Apache's operations in the North Sea and heralds a new period of growth. Prime Four represents a very positive environment for our new, combined team. Our decision to locate there underlines our ongoing commitment to the UKCS and the North East of Scotland. ”

James L House, Region Vice-President and Managing Director of Apache North Sea Limited





## Prime Four high-end design

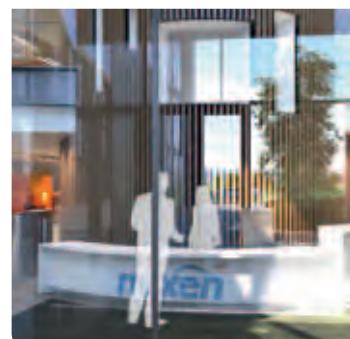
To give you an idea of the quality you can expect from Prime Four, take a look at what we've done so far. The headquarters to be constructed during Phase 1 are testament to the Prime Four vision.

The designs are ultra-high spec. The principal materials are granite and glass, in keeping with Aberdeen's heritage but also the modernity required in a business park of this nature. The remaining buildings will follow a similar theme, but with scope for architectural flair and a palette of complementary 'best in class' building materials. Most importantly, occupiers have the added benefit of influencing the design to suit their specific needs.

The existing designs provide Grade A office accommodation, and are in line with BCO Best Practice guidelines. All buildings have been designed to attain a BREEAM rating of Very Good and an EPC rating of B+. Drum Property Group is willing to work with occupiers to enhance these ratings and performance levels as far as possible.

The buildings will also benefit from a car-parking ratio of 1:30 sqm on the gross area built, in accordance with Aberdeen City Council maximum parking standards.

To discover how we can accommodate your needs and to help you create a bespoke workplace contact us today to arrange an individual presentation.

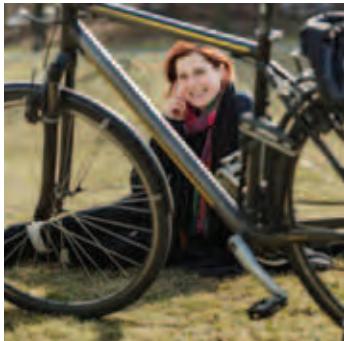


“The UK North Sea is a key producing area for us, and we are continuing to actively explore in the region. Going forward, Prime Four provides us with an excellent world-class base for the long term.”

Bob Fennell, Director of Operations for  
Nexen Petroleum UK Ltd

## Prime Four your day-to-day needs

Prime Four is Aberdeen's only world-class business location and has a fully integrated management service befitting its international standing. Prime Four Management Ltd will provide park-wide services and benefits to make sure your business can run safely, sustainably and smoothly.



Prime Four businesses receive:

- > **Management and maintenance of all common landscaping, running and cycling paths and roads**
- > **Management of car parking on the estate roads**
- > **A dedicated travel co-ordinator to provide initiatives to encourage sustainable travel to and from Prime Four**
- > **A park-wide car pooling/ride share platform accessed by occupiers on the Prime Four intranet**
- > **Maintenance and control of all common services**
- > **Park-wide social events – bringing life to work**





## Prime Four your people

It is well documented that an employee's surroundings affect their psychological and social well-being. In short, a happy worker is a productive worker. Prime Four is designed to encourage socialising and collaboration, things that top-performing businesses value. This work-life balance will create contented and efficient workplaces.



**80%** | of workers feel that technology has enhanced their workplace environment\*

**88%** | of workers feel the working environment is very important to sense of job satisfaction\*

**67%** | of workers felt they were more efficient when working closely with co-workers\*

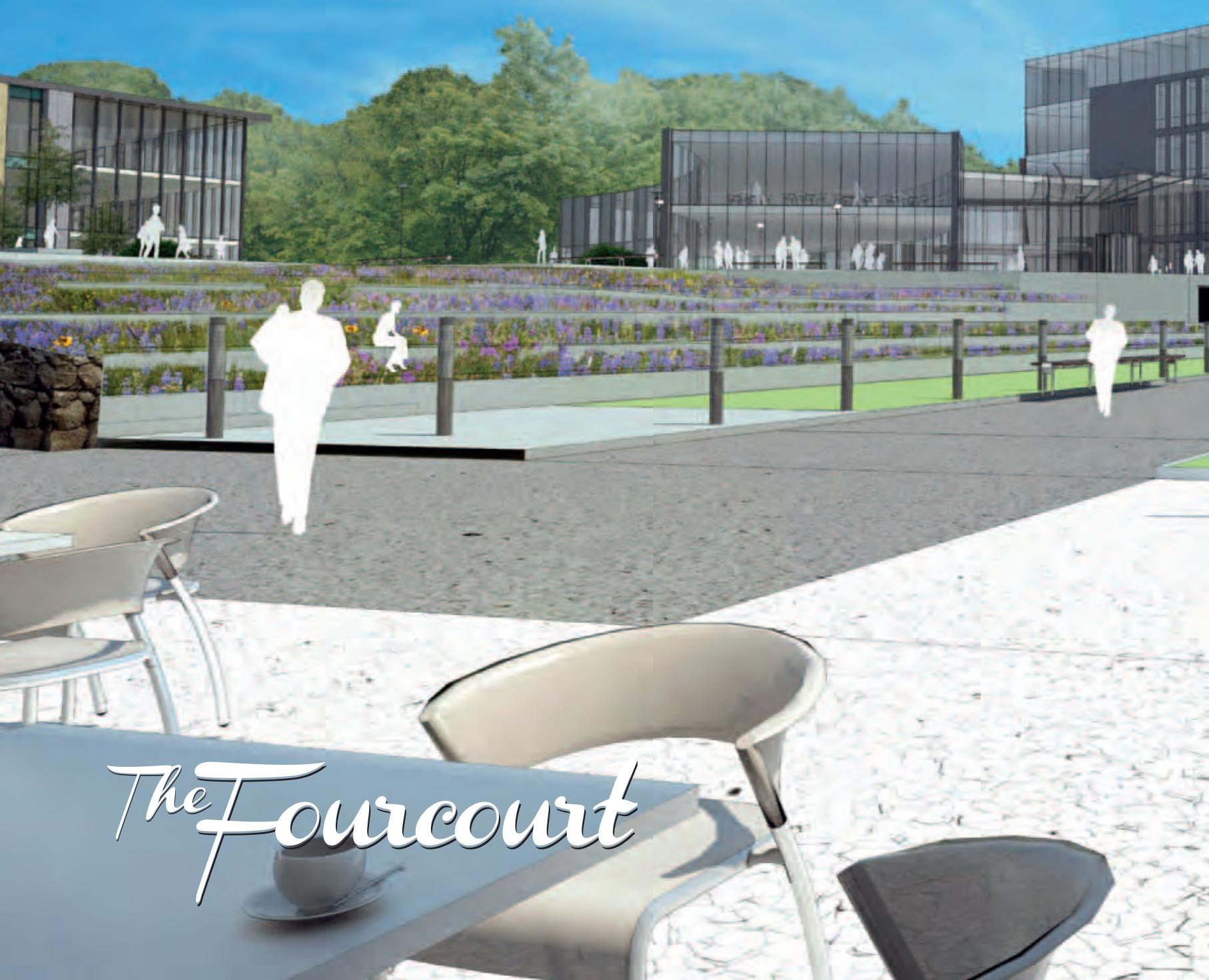
**92%** | of workers agree that better workplace design can make a company more competitive\*

\*Statistics taken from Gensler: The US Workplace Survey 2006



## Bringing life to work

The Fourcourt will be a high-class amenities hub. A nursery, restaurant, coffee shop and a range of other complementary outlets will surround a full-service four-star hotel with conferencing and leisure facilities. The Fourcourt will be the central point for Park events providing a sense of community and a buzzing social area.



*The*Fourcourt



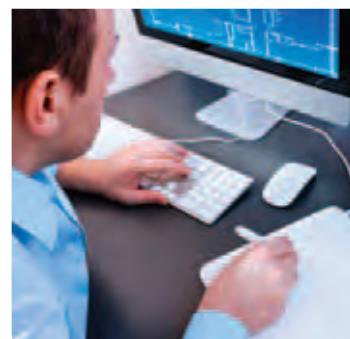


## Prime Four Europe's energy centre

Aberdeen's status as a global centre of excellence in the energy industry is long established. The majority of international exploration companies and their service providers have regional headquarters in the city.

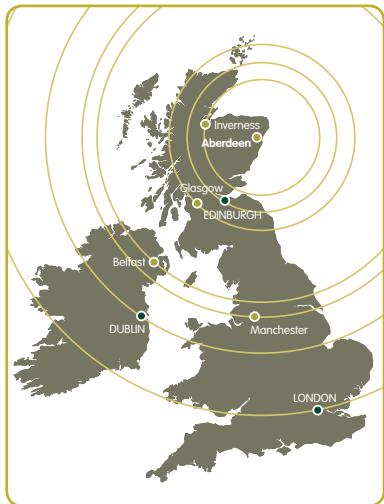
The presence of these businesses and many others makes Aberdeen the centre of a global supply chain in engineering, manufacturing and technology.

The renewable energy industry is becoming increasingly important in the UK. With considerable resources and technical expertise in place, Aberdeen will have a major role to play in the UK's transition to a lower-carbon economy. This sector is set to expand, building on the already thriving energy industry in Aberdeen.



“ Our staff are currently at a number of locations in Aberdeen and we have been looking for some time at bringing them closer together. Prime Four affords us a tremendous opportunity to achieve much better integration while expanding our purpose-built Training Centre, which will continue to fulfil a global role within Transocean. ”

Adrian Rose, Managing Director of Transocean Drilling UK Limited



## Prime Four international connectivity

Being an important business hub, Aberdeen has become ever more connected to the rest of Europe and beyond. With passenger numbers up by 11% in 2011, Aberdeen is Britain's fastest growing airport and £45million is due to be invested over the next 10 years.

### Aberdeen to:

<b>Edinburgh</b>	2 hours 30 mins	train
<b>Glasgow</b>	2 hours 45 mins	train
<b>Manchester</b>	1 hour	flight
<b>London</b>	1 hour 30 mins	flight
<b>Amsterdam</b>	1 hour 30 mins	flight
<b>Baku</b>	5 hours 30 mins	flight
<b>Belfast</b>	1 hour	flight
<b>Dublin</b>	1 hour 30 mins	flight
<b>Frankfurt</b>	2 hours	flight
<b>Paris</b>	2 hours	flight
<b>Stavanger</b>	1 hour	flight

20 airlines fly approximately three million passengers per year to more than 40 national and international destinations. The heliport is one of the busiest in the world and transfers 500,000 people annually to the offshore platforms.

The motorway network makes Edinburgh and Glasgow accessible in just over two hours and the city is connected to major towns and cities throughout the UK with regular trains.

**1 hour 30 mins** flight time to London

**Stavanger** 1 hour flight time

**5 hours 30 mins** flight time to Baku

**Paris** 2 hours flight time



Aerial view of the Prime Four site looking towards Aberdeen city centre. Proposed AWPR shown to the west.



## Prime Four convenience

Prime Four has an unrivalled location within the Aberdeen office market. Its location is a natural evolution of the Western Office Corridor, which starts in the city centre and links the West End office area, the Hill of Rubislaw office complex, Prime Four and Westhill. This corridor also includes many of Aberdeen's prime residential areas and is therefore a very attractive location for staff.

Prime Four is four miles west of Aberdeen city centre between the city and Westhill, on the A944, which is the main road to the west of the city. It is located beside Kingswells, an affluent village suburb of Aberdeen with a variety of local retail outlets. The proposed Aberdeen Western Peripheral Route (AWPR) will pass immediately to the west of the site. The Kingswells park-and-ride bus facility is adjacent to and integrated with Prime Four.



### Dyce

- > BP
- > Halliburton
- > Aker
- > Expro
- > Baker Hughes
- > Schlumberger
- > Wood Group PSN

Aberdeen  
Airport

### Westhill

- > Subsea 7
- > TAQA
- > Technip
- > Seabrokers
- > Kongsberg
- > Hallin Marine
- > Scottish Water
- > Fairfield
- > Expro

**PRIMEFOUR**

a new landscape for business

— Western Office Corridor

— Aberdeen Western Peripheral Route



## Prime Four Convenience

### West End

- > BG Group
- > RBS
- > Lloyds Banking Group
- > HSBC
- > KPMG
- > PWC
- > Ernst & Young
- > Dana Petroleum
- > Simmons & Company
- > Premier Oil

### Bridge of Don

- > GE Oil and Gas
- > Intertek
- > SAIC

### City Centre

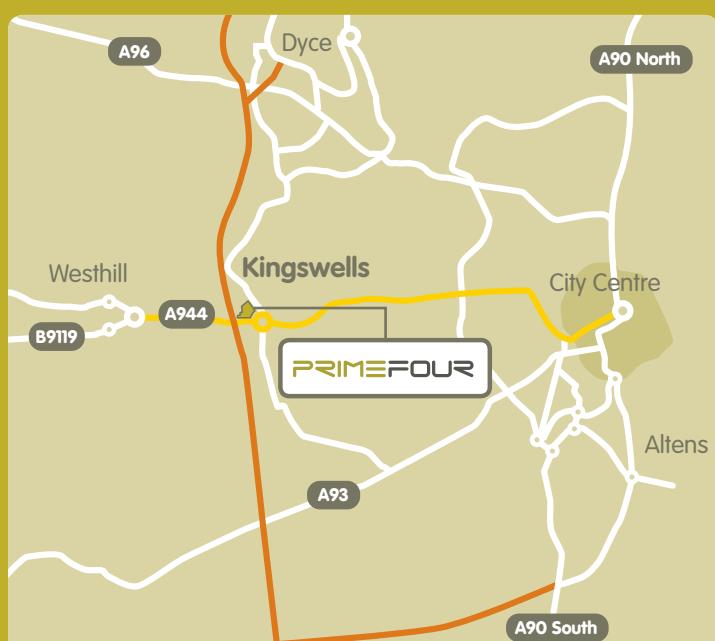
- > Centrica
- > CNR
- > ExxonMobil
- > Aberdeen Asset Management
- > Deloitte
- > Petrofac
- > Wood Group PSN
- > Enquest

### Hill of Rubislaw

- > Chevron
- > Shell
- > Marathon
- > ConocoPhillips
- > Amec

### Altens/Tullos

- > Shell
- > Amec
- > Wood Group
- > Maersk
- > Weatherford
- > Total



#### Road Travel Times

Location	Miles	Time
City Centre	4.4	8 mins
Dyce Airport	5.7	8 mins
Westhill	1.9	2.5 mins
Cults	2.8	5 mins
Altens	7.2	13 mins

#### Bus Travel Times

Route Number	Location	Peak-Time Frequency
40	Bridge of Don	15 mins
40	City Centre	15 mins
14/15	Beach/City Centre	30 mins

## Prime Four local connectivity

Getting to Prime Four couldn't be easier. Situated four miles west of the city centre on the main arterial route west, Prime Four is highly accessible from all directions and benefits from excellent public transport links.

A park-and-ride facility incorporated in Prime Four means a frequent bus service to and from Aberdeen, making it an extremely attractive location for the majority of staff. In addition, a number of rural bus services stop on the A944 immediately adjacent to Prime Four from a host of locations, including Aboyne, Alford, Banchory, Inverurie, Kemnay and Kintore.

Employee travel packs and travel initiatives under a park-wide travel plan framework will be supervised by the dedicated Prime Four travel co-ordinator.

Excellent road links in every direction ensure Prime Four is a short drive for the majority of staff travelling to work by car, and Prime Four's developers are so committed to the area, they have funded major local road improvements. The A944 will be widened east- and west-bound with additional dedicated lanes and the existing Kingswells roundabout realigned prior to completion of Phase 1 of Prime Four.

The local cycle path network also makes healthier and greener transport viable, with a dedicated cycle path running from the city centre directly into Prime Four.

The transport situation is set to get even better, with the Aberdeen Western Peripheral Route about to be built. This new road will link Prime Four directly to the airport and make driving from many areas of Aberdeen much quicker.

Prime Four's location makes it the best-connected development in the north of Scotland.

The world-class connectivity also extends into the digital world. Prime Four is installing a state-of-the-art diversely routed telecoms infrastructure. A high-speed fibre-optic network will be available with two separate and independent fibre providers at your service.



# Aberdeen is Prime Four your business

## Aberdeen fast facts:

- > The unemployment rate in Aberdeen is presently 2.2%, compared to 8.5% in Scotland and 8.3% in the UK
- > Aberdeen is consistently rated highly for its quality of life
- > Aberdeen also has 4% of Scotland's population but 28 of Scotland's top 100 companies
- > Average earnings in Aberdeen are 21% above the national average
- > Aberdeen University, together with the Robert Gordon University, caters for approximately 30,000 students
- > Aberdeen is one of the most prosperous cities in the UK with a population of approximately 210,000 and a catchment population of approximately 500,000
- > Aberdeen has a thriving service resource including market leaders in the banking, legal and accountancy sectors
- > Aberdeen has many global HQs as befits its status as the energy capital





**2.2%** | unemployment rate in Aberdeen, compared to 8.5% in Scotland and 8.3% in the UK

**30,000** | students catered for in Aberdeen University and the Robert Gordon University

**21%** | average earnings in Aberdeen above the national average

**210,000** | approximate population and a catchment population of approximately 500,000



If you want to **bring your business to life**, contact Drum Property Group today and discover a development Prime Four your people and productivity.

**0** | the number of developments that can rival this world-class business park



## FURTHER INFORMATION

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# PRIMEFOUR

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