

SHORTLIST FOR DATA CENTRE SITE DEVELOPMENT

Scottish Futures Trust/Host in Scotland, Crown Estate Scotland and Scottish Enterprise



#SCOTLAND|SNOW

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SITE SHORTLIST REPORT

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PREFACE

SITE SHORTLIST REPORT

This report has been commissioned by Scottish Futures Trust/Host in Scotland, Crown Estate Scotland and Scottish Enterprise in order to provide an overview of potential data centre locations in Scotland. The work responds to the Green Datacentres and Digital Connectivity Vision and Action Plan (<https://www.gov.scot/publications/green-datacentres-and-digital-connectivity-vision-and-action-plan-for-scotland/>) which contains an action to complete a strategic datacentre analysis.

We consider that this work will provide a reliable starting point and guide to investigate Data Centre opportunities and carry out further due diligence. We also believe that this report will be of interest to current data centre owner/operators in Scotland as well as potential new entrants to the market. Furthermore, the report may be of value to potential infrastructure providers and investors to consider future potential opportunities and demand/business cases in Scotland. This report adds to the existing suite of documentation that is available on www.hostinscotland.com in respect of data centre and subsea infrastructure development in Scotland and readers are encouraged to read this document in conjunction with that material.

The work has been undertaken by TechRE, a specialist data centre consultancy that provides advice to existing and prospective data centre owners, occupiers and investors. The study uses a methodology and approach which is consistent with how the data centre industry identifies sites for further detailed due diligence. This included a desk-based study of potential sites, and importantly, site visits to validate information. At this stage, only sites where physical visits were possible have been included in this study (see adjoining).



Host in Scotland

SCOTTISH
FUTURES
TRUST



Crown Estate
Scotland
Oighreachd a' Chrùin Alba



Scottish Enterprise

Sites included within the Site Shortlist Report are considered as good potential sites for data centre development. Some sites may have received an amber flag for connectivity and this is a reflection of the current terrestrial connectivity across Scotland nationwide but particularly in some rural locations. These sites have still been shortlisted given their other unique attributes for data centre potential and future upgrades of infrastructure may be possible, noting the planned digital infrastructure underway, for example through the R100 and DSSB Programmes could generate additional opportunities.

Similarly, some sites were given an amber flag for natural hazard exposure reflecting data output from the Scottish Environment Protection Agency (SEPA) and from a CatNet assessment. CatNet is a propriety geo risk tool developed by the global insurance company, Swiss Re. In such cases of amber rating, we have recommended further due diligence is required and landowners may be able to provide more detailed evidence or mitigation works to demonstrate such risk is acceptable.

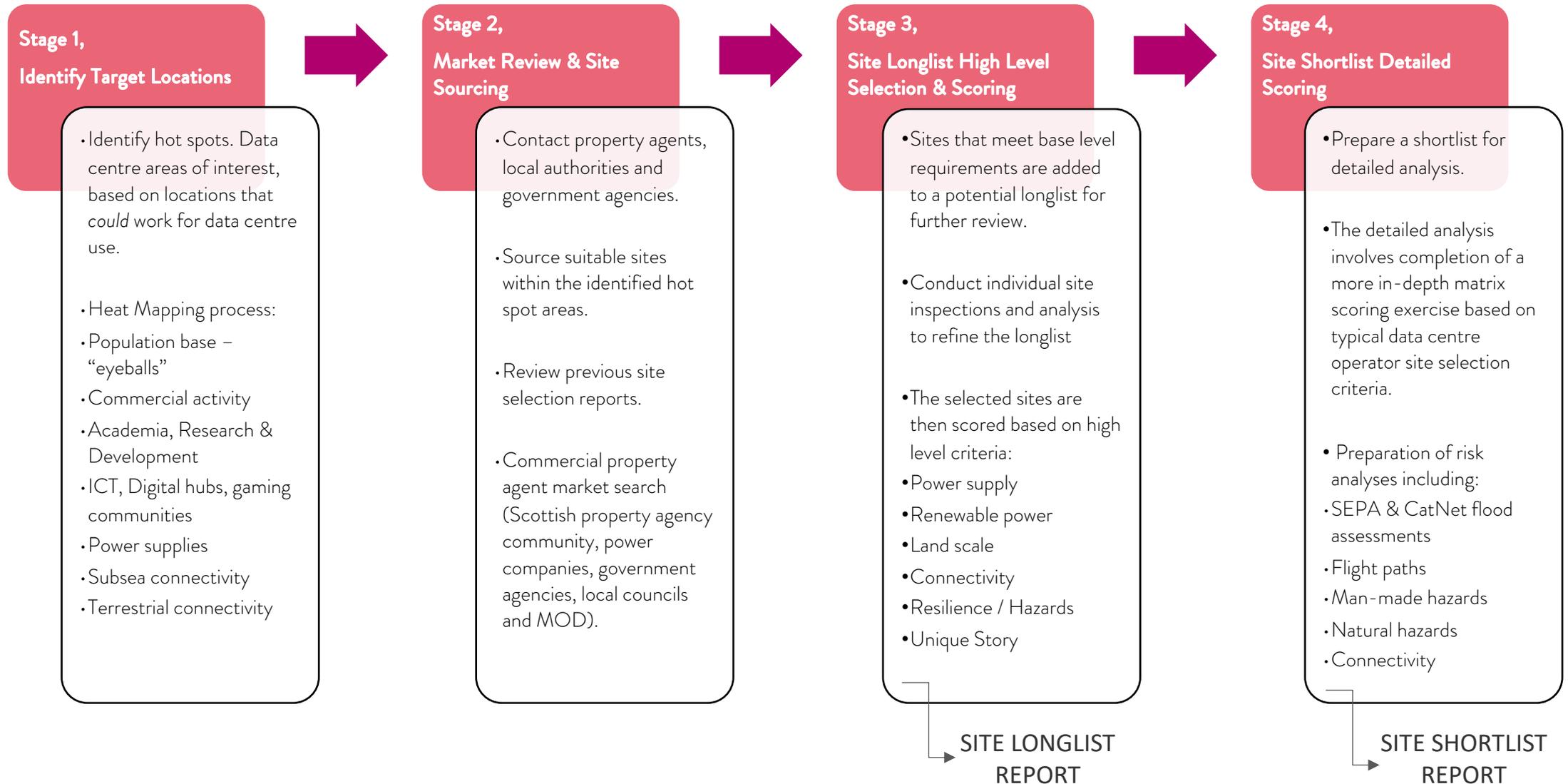
Please note that this commission has been carried out under COVID-19 restrictions and there are some locations, such as islands locations, that have not been accessible to TechRE but these will be considered and visited in a future update to this analysis. It is therefore expected that this document will continue to be refined as restrictions are lifted and as more information is provided by site owners.

SITE SHORTLIST SUMMARY

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METHODOLOGY

THE PROCESS



METHODOLOGY

DETAILED NOTES

Stage 1, Identify Target Locations

- Involved the preparation of heat maps identifying existing data centre activity and areas of potential demand from a range of generators. Layering this information over one another yielded broad areas of interest for subsequent data centre search

Stage 2, Market Review & Site Sourcing

- Sourced sites by contacting local authorities who own potential suitable sites; selective property companies; power companies; the Ministry of Defence; as well as over 180 individual agents
- Reviewed past reports and surveys such as data centre site selection studies by commissioned property agents

Stage 3, Site Longlist High Level Selection & Scoring

- Sourcing led to a potential longlist pool of over 80 sites. Further refinement via analysis and validation following around 50 site visits subsequently reduced the pool to 36 sites, which were taken forward as the finalised long list
- The longlist sites were then assessed across a range of indicators to be either a green, amber or red reflecting a site's attributes from strong to less favourable. Indicators included:
 - power supply: primarily assessed the conventional power supply that could currently be provided to the site
 - renewable power: assessed the potential for power to be provided by green and/or sustainable power
 - land scale: assessed not just the size of area available but also the capacity a site had for future expansion
 - connectivity: assessed both subsea and terrestrial fibre connectivity. For the long list assessment, whilst connectivity to many sites were considered to be inadequate, sites were still given an amber status adopting a positive view that this could be upgraded in time.
 - resilience / hazards: assessed the potential impact from natural, industrial or other hazards in the locality including reference to the tier classification under COMAH (Control Of Major Accident Hazards) regulations;
 - unique story: assessed the capacity of a site to offer a compelling proposition for data centre development such as scale married to a large scale renewable or speed to market combined with green energy

Stage 4, Site Shortlist Detailed Scoring

- The longlist was further reduced to a shortlist of 12 sites that were then subject to more detailed analysis including an appraisal of risk from natural and man-made hazards to further verify site suitability
- Connections to the terrestrial fibre network were assessed by FarrPoint connectivity consultants who advise on the strategy, procurement and implementation of digital technology
- All the shortlisted sites were considered to offer a unique story for data centre development

SITE SHORTLIST SUMMARY

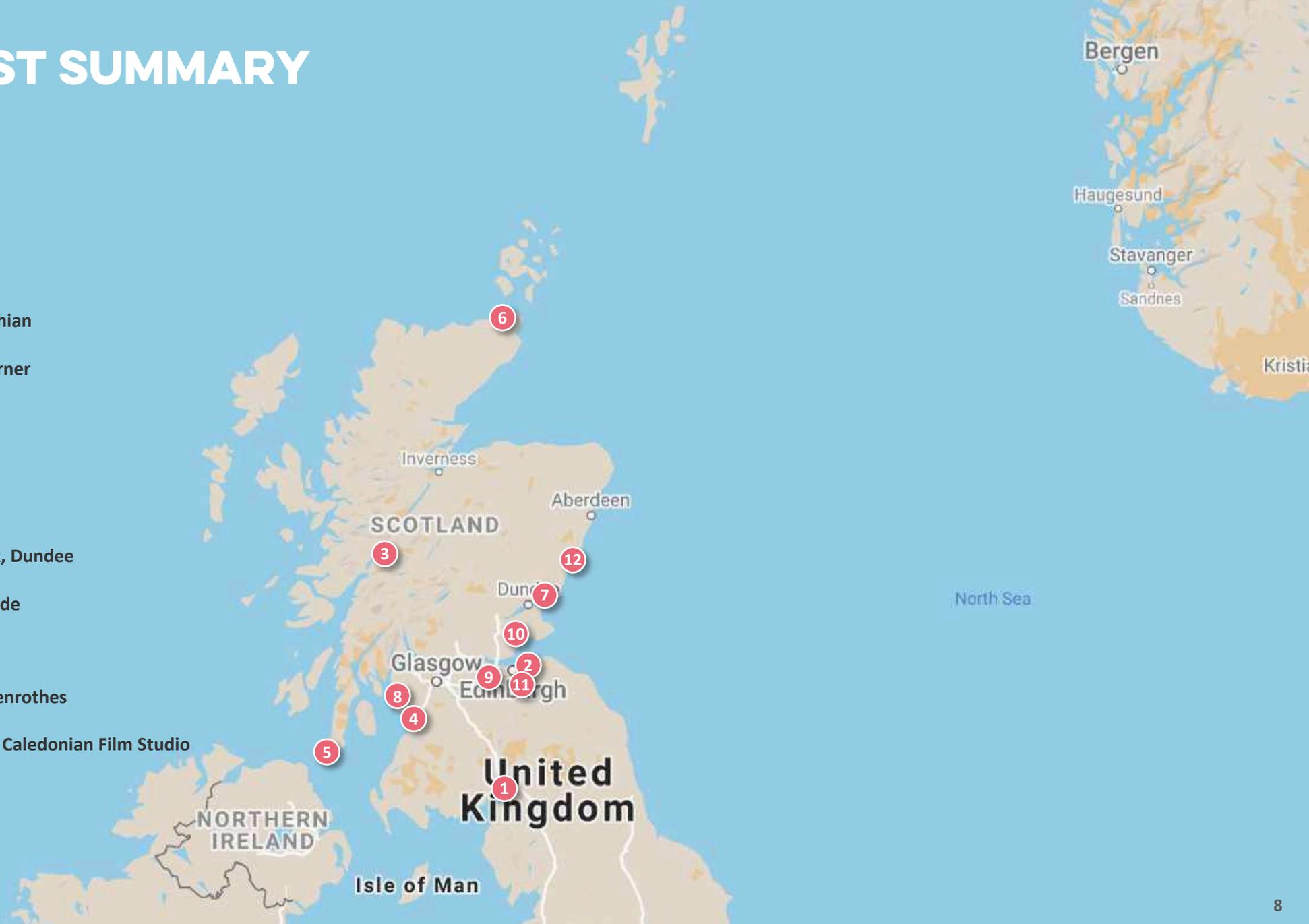
MATRIX SCORING

	Site Name	Type	Land scale	Power Supply	Connectivity	Renewable Power	Resilience / Hazards	Unique Story
1	Chapelcross, Annan	Land						
2	Cockenzie Power Station, East Lothian	Land						
3	Fort William Hydro Site / Carr Corners	Land						
4	i3, Irvine	Mix						
5	Machrihanish, Campbeltown	Land						
6	MeyGen Data Centre, Caithness	Land						
7	Michelin Scotland Innovation Parc, Dundee	Powered Shell						
8	Peel Ports Hunterston, West Kilbride	Land						
9	Pyramids Data Centre, Bathgate	Powered Shell						
10	Queensway Park Data Centres, Glenrothes	Land						
11	Salter's Business Park / ECFS	Land						
12	Zero Four, Montrose	Land						

SITE SHORTLIST SUMMARY

MAPPING

- 1 Chapelcross, Annan
- 2 Cockenzie Power Station, East Lothian
- 3 Fort William Hydro Site / Carrs Corner
- 4 i3, Irvine
- 5 Machrihanish, Campbeltown
- 6 Meygen Data Centre, Caithness
- 7 Michelin Scotland Innovation Park, Dundee
- 8 Peel Ports Hunterston, West Kilbride
- 9 Pyramids Data Centre, Bathgate
- 10 Queensway Park Data Centres, Glenrothes
- 11 Salter's Business Park / Edinburgh Caledonian Film Studio
- 12 Zero Four, Montrose



NEXT STEPS

FOLLOW UP

Future Updates and Marketing Campaigns

- The sites listed in the report for data centre development are not considered exhaustive. We do hope that the document stimulates interest in the sector and as a result, we expect other opportunities to emerge.
- Equally, the information shown and the status of assessments made in the report should not be viewed as definitive. Upgrades in fibre connectivity are continuously planned. Likewise, future opportunities are opening up which we expect to facilitate growing access to significant renewable energy supply.
- The industry itself is evolving quickly. Demand from sub-sectors in the market are anticipated to grow, particularly from edge computing that will create further requirements for finding suitable sites to support technological advancements in fields such as artificial intelligence, Internet of Things (IOT) and autonomous driving.
- The context of this report is therefore important. Given the above, it should be regarded as a first step as part of an on-going industry enabler which highlights opportunities throughout Scotland. Future updates and versions of this report are planned.
- Key next steps that are recommended involve adopting wide ranging promotional initiatives to support the proposition of Scotland as an attractive data centre location. These include further stakeholder engagement and co-ordination with infrastructure providers to help meet this objective.

SHORTLIST

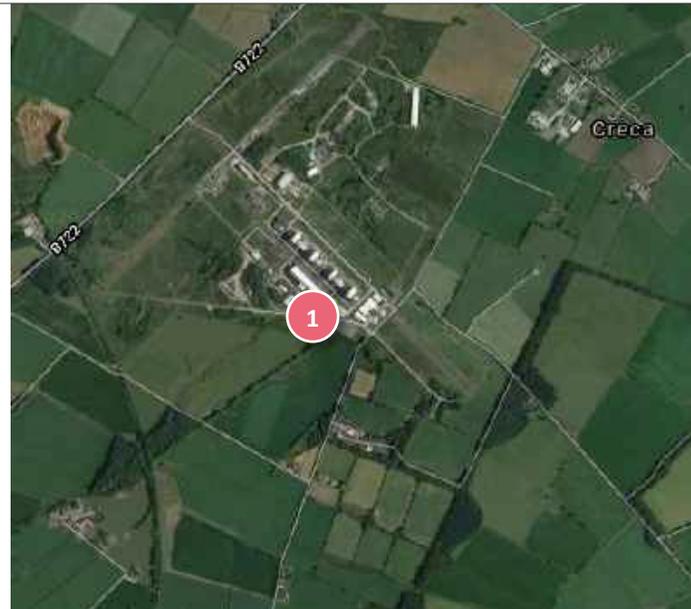
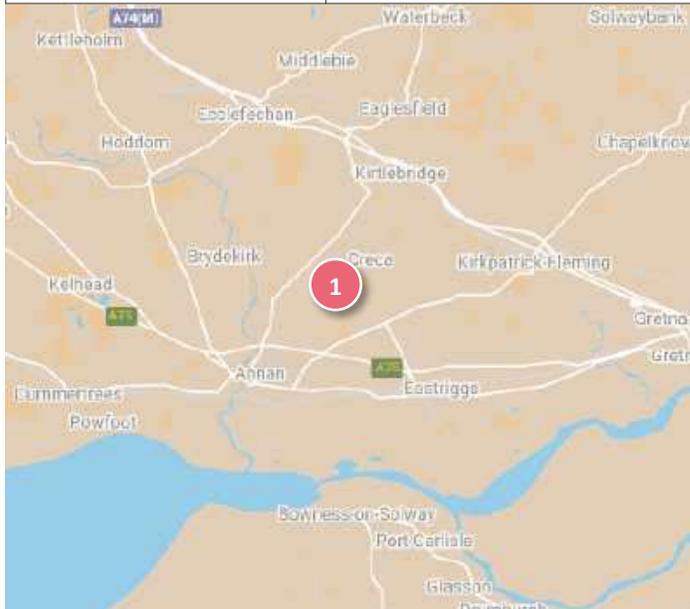
CHAPELCROSS

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CHAPELCROSS

OVERVIEW

Site Overview	An ex-nuclear power station, Chapelcross has significant grid connectivity, existing fibre connectivity, large amounts of land along with close proximity to large scale renewables.				
Scale: 543 Acres	Power: Abundant, up to 600MW planned on site	Fibre: Virgin Media, Openreach and Level 3	Renewables: Wind & Solar	Hazards: Ex nuclear power station in decommissioning	Use: Hyperscale/Edge
TechRE Comments	This site is of particular interest because of its ability to receive power from the huge wind farms across Dumfries and Galloway, along with its potential to serve a population of 250,000 within 50km. Also potential for new solar power (est. 150 – 200 MW). Suitable for Hyperscale or regional edge.				



CHAPELCROSS

IMAGES



CHAPELCROSS FIBRE

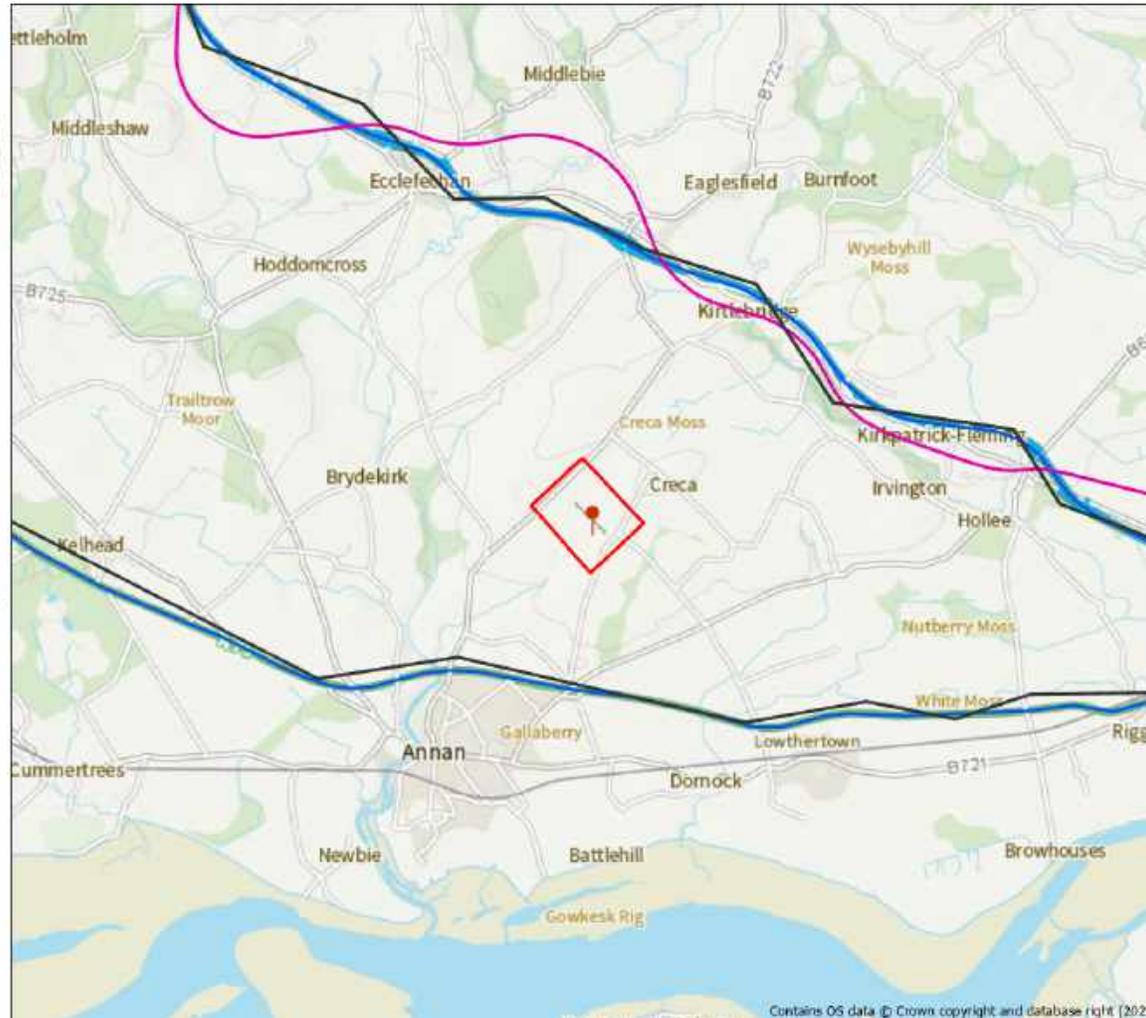


Chapelcross

Legend

- Scotland Data Centre Site Shortlist
- Scotland Data Centre Site Shortlist
- BT Fibre Routes (Estimated)
- Geo Fibre Routes (Estimated)
- Level 3 Fibre Routes (Estimated)
- Virgin Media Fibre Routes (Estimated)

0 0.5 1 2 3 4
Kilometers



Notes

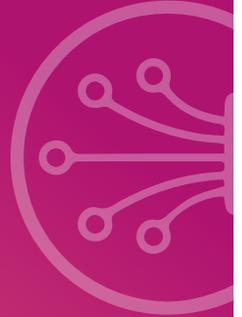
Multiple operators in the region:

- Virgin Media
- Openreach
- Level 3

Nearby PoPs:

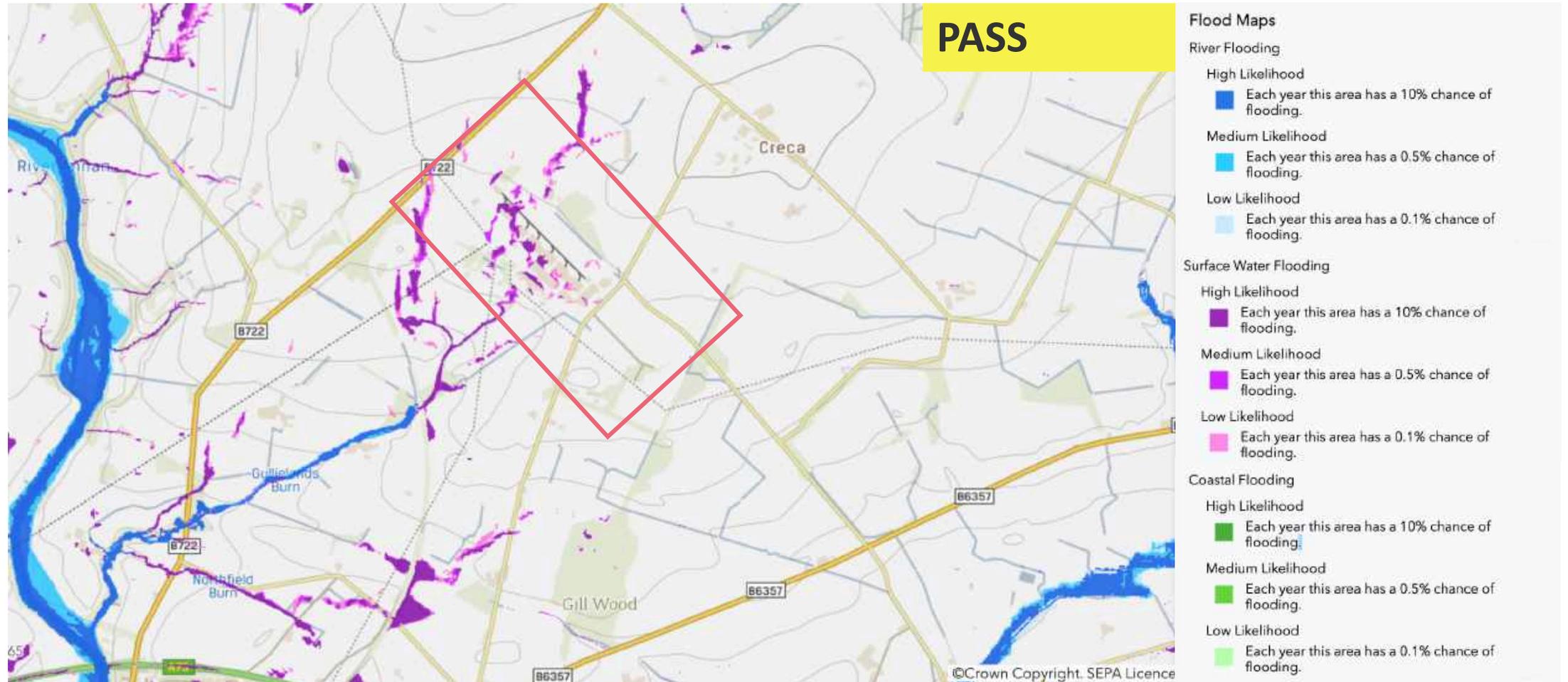
- BT OHP/Ethernet Nodes in Longtown, Dumfries, Carlisle

Note: Fibre routes are deduced from data available in the public domain.



CHAPELCROSS

FLOOD RISK ASSESSMENT



SHORTLIST

COCKENZIE

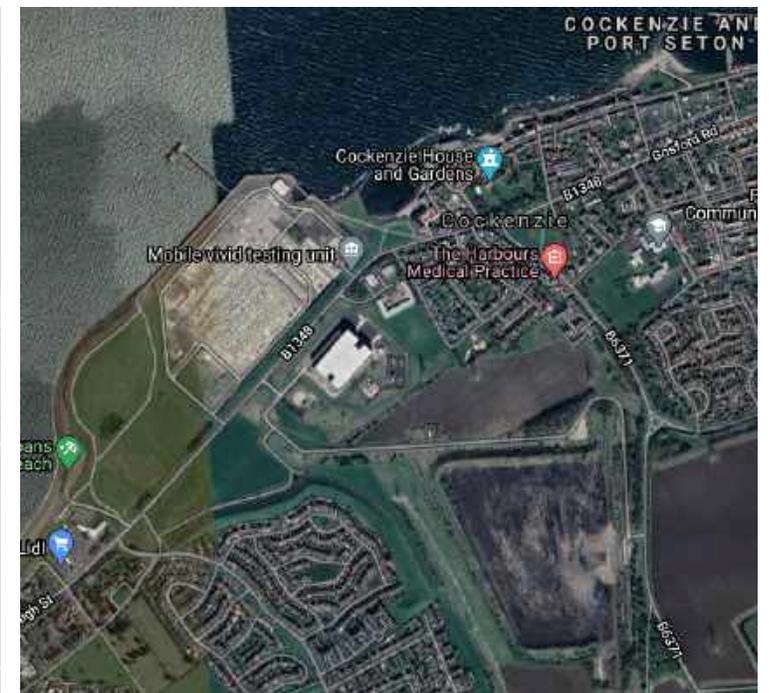
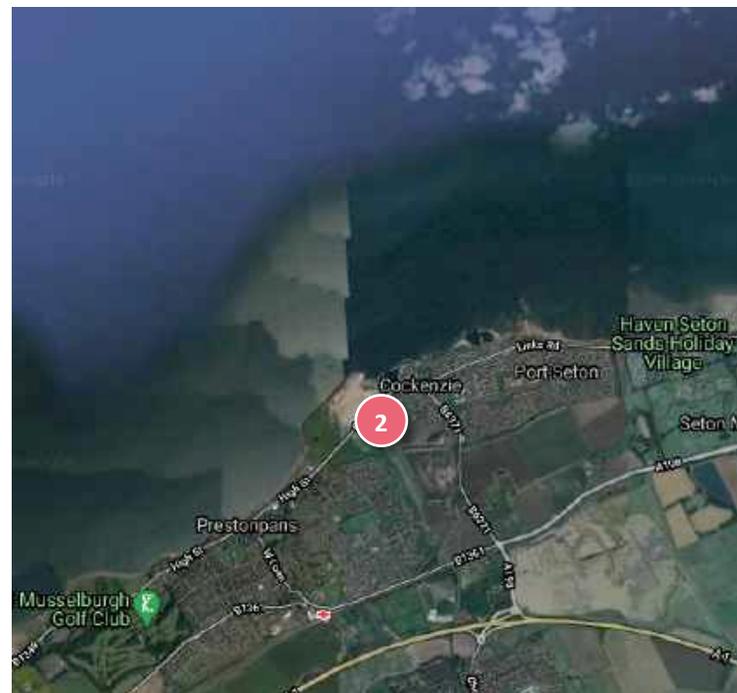
POWER STATION

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COCKENZIE POWER STATION

OVERVIEW

Site Overview	A former coal-fired power plant with a significant substation on site. The site is intended to be the mainland recipient of offshore wind energy from Inch Cape Offshore Windfarm.				
Scale: Approx. 35 acres	Power: 1 GW	Fibre: Multiple carriers	Renewables: Offshore Wind	Hazards: None	Shortlist: Hyperscale/Edge/Cable landing station
TechRE Comments	An excellent opportunity to marry huge renewables with a large scale site. There are multiple fibre carriers running close to the site onto Edinburgh, a large population nearby to support data centre customer base and the geographical advantage of potentially attracting subsea connectivity from mainland Europe.				

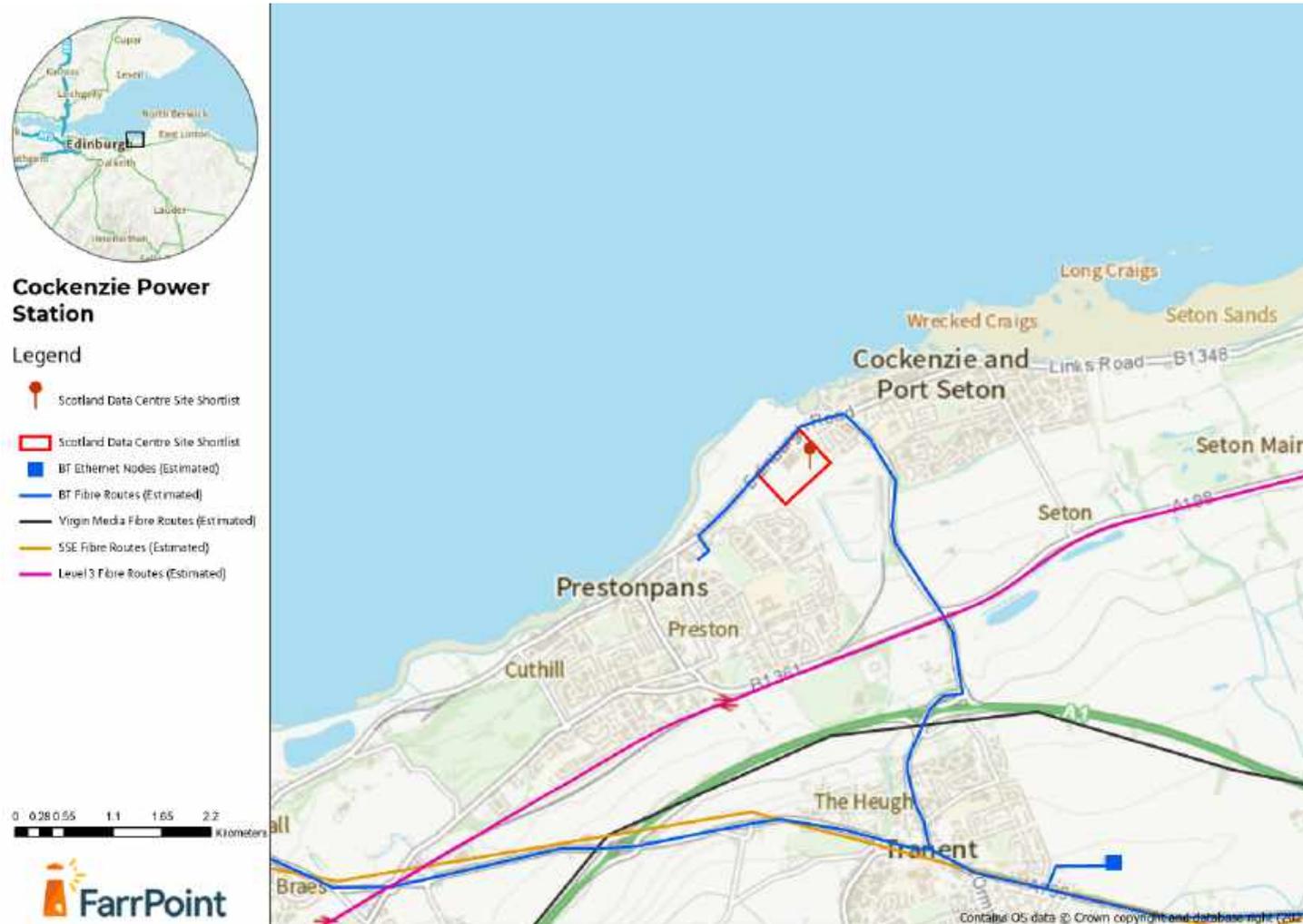


COCKENZIE POWER STATION

IMAGES



COCKENZIE POWER STATION FIBRE



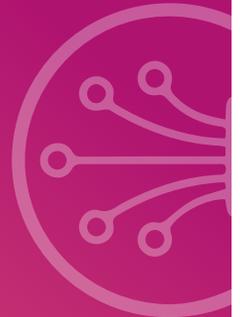
Notes

- Openreach fibre and Level 3 fibre expected in vicinity

Nearby PoPs:

- BT OHP/Ethernet Node in Tranent

Note: Fibre routes are deduced from data available in the public domain.



COCKENZIE POWER STATION

FLOOD RISK ASSESSMENT



COCKENZIE POWER STATION

POWER



15 KM
FROM THE
ANGUS
COASTLINE



UP TO
1 GW
OF CLEAN
ELECTRICITY



 UP TO
72
TURBINES

 **150 KM²**
FOOTPRINT
ENOUGH TO COVER
21,000
FOOTBALL
PITCHES

Inch Cape is located 15km off the Angus Coast in the East of Scotland

SHORTLIST

FORT WILLIAM

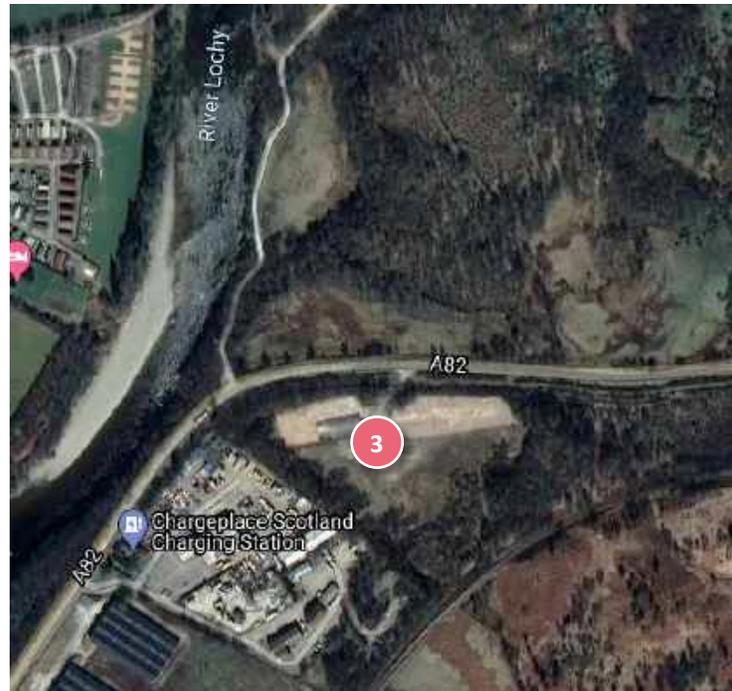
HYDRO SITE / CARR CORNERS

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FORT WILLIAM HYDRO SITE / CARR CORNERS

OVERVIEW

Site Overview	Adjacent to the existing Liberty British Aluminium plant is an additional greenfield site for development with potential to be served by the nearby hydro scheme.				
Scale: Approx. 19.8 Acres	Power: 80MW +	Fibre: Openreach	Renewables: Hydro	Hazards: None observed	Use: Edge
TechRE Comments	With planned investment and redevelopment in Fort William, along with increased interest from logistics businesses to have sites nearby, this site could offer Fort William a renewably powered facility. There is also plenty of renewable power to support future expansion.				

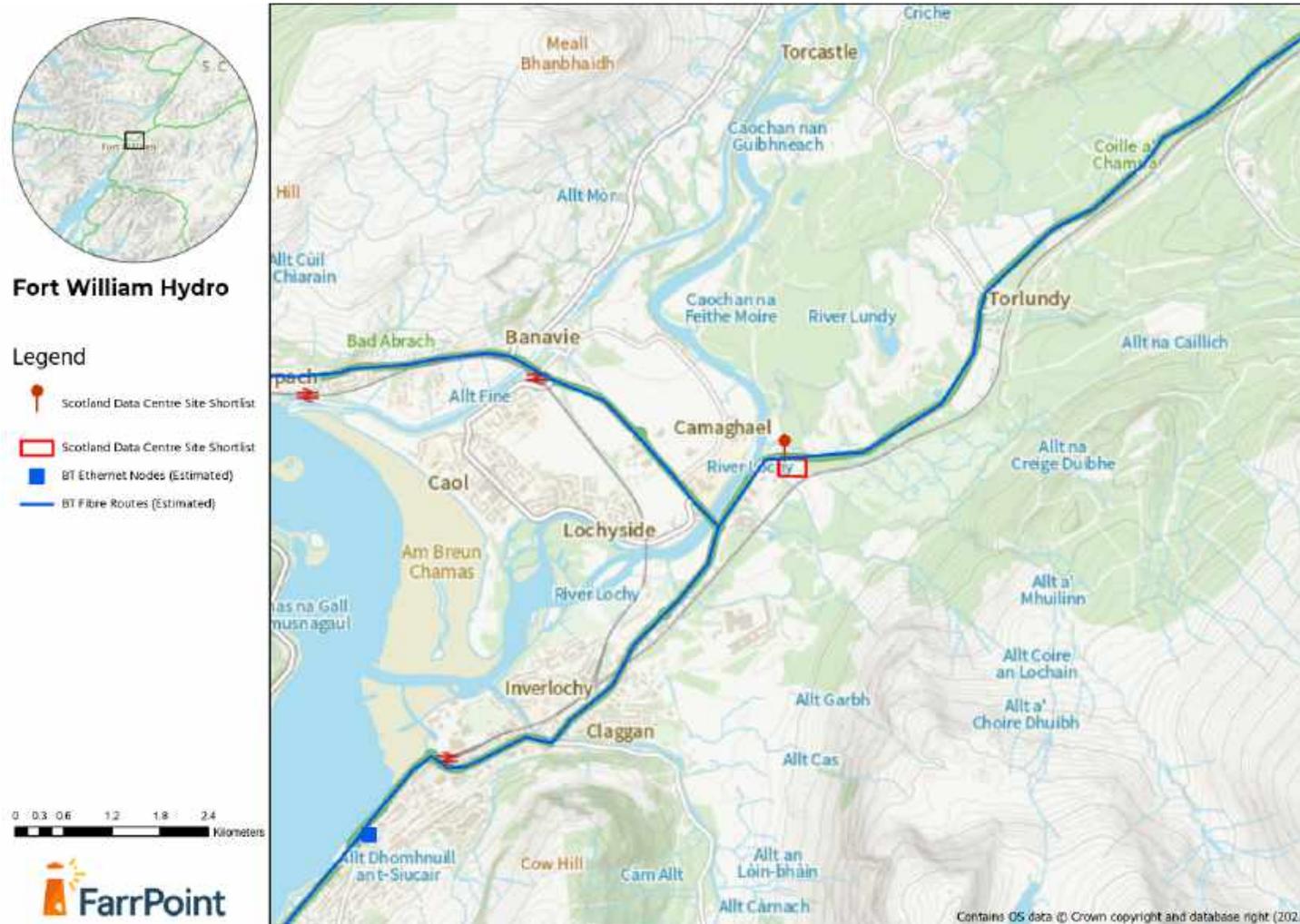


FORT WILLIAM HYDRO SITE / CARR CORNERS

IMAGES



FORT WILLIAM HYDRO SITE / CARR CORNERS FIBRE



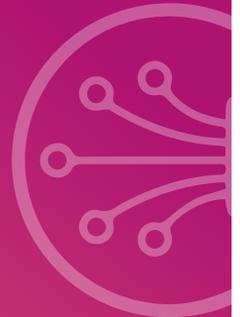
Notes

- Openreach fibre in the vicinity

Nearby PoPs:

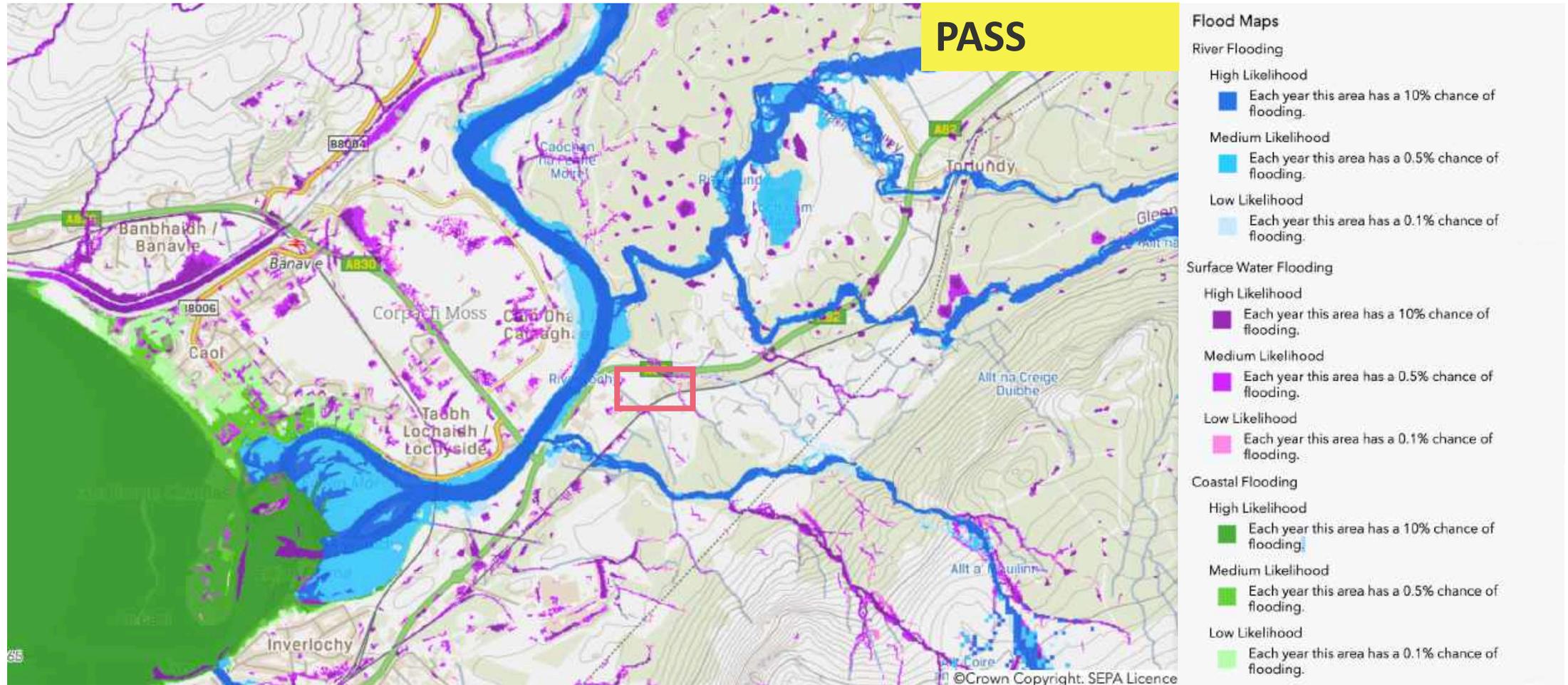
- BT OHP/Ethernet Node in Fort William

Note: Fibre routes are deduced from data available in the public domain.



FORT WILLIAM HYDRO SITE / CARR CORNERS

FLOOD RISK ASSESSMENT

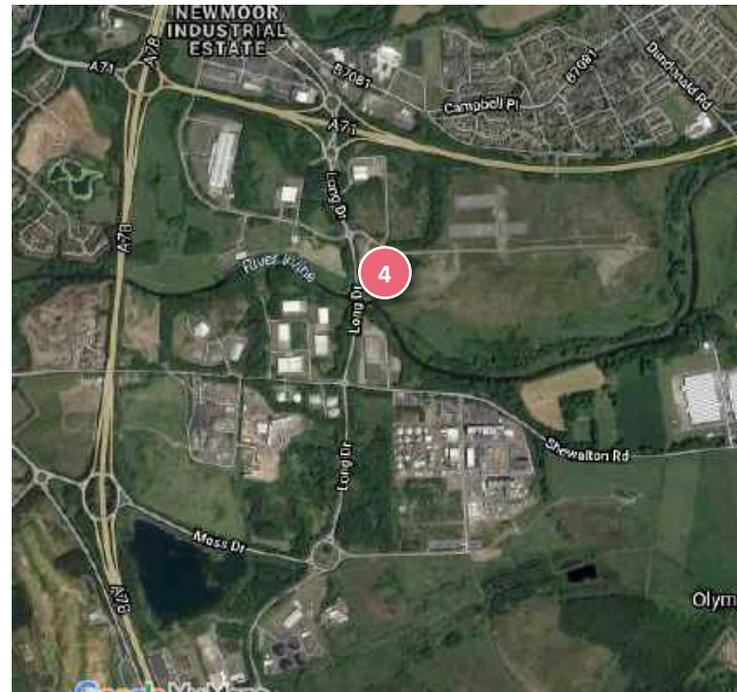
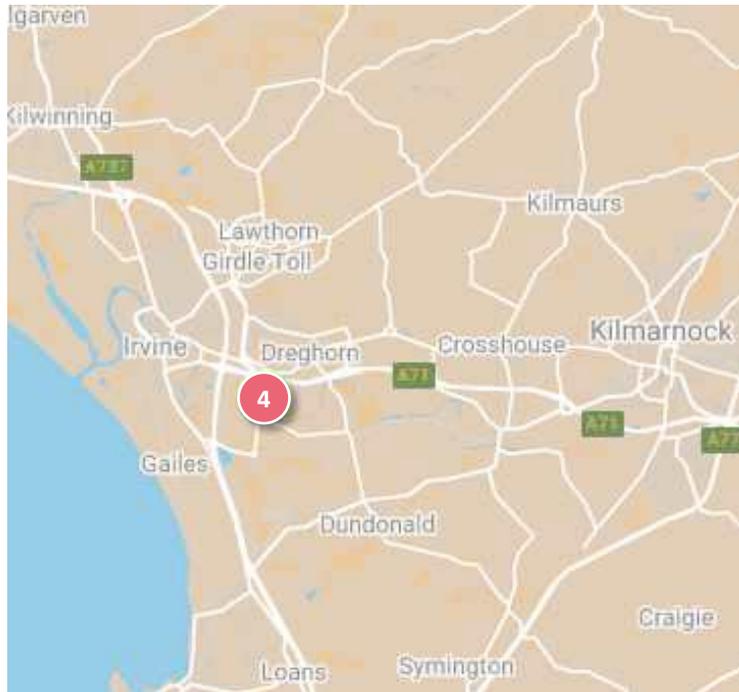


SHORTLIST
i3, IRVINE

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i3, IRVINE OVERVIEW

Site Overview	A large business park with a mixture of greenfield and industrial units available for development, lease or purchase, located in Irvine.				
Scale: 222 Acres	Power: Multiple buildings/different power	Fibre: Openreach and Virgin Media in proximity	Renewables: TBC	Hazards: Minimal, although some areas sit within flood zones	Use: Hyperscale/Edge
TechRE Comments	The key point i3 offers is a quick to market option for data centres looking to serve the Ayrshire/Wider Glasgow area. On inspection there are a number of industrial units that could work for data centre use. The area offers a range of existing buildings and land plots, although its renewables strategy needs to be confirmed – a new windfarm is being built approx. 40km away from site in New Cumnock, which could offer over 100MW of power for example.				



i3, IRVINE

IMAGES



i3, IRVINE

IMAGES



i3, IRVINE FIBRE

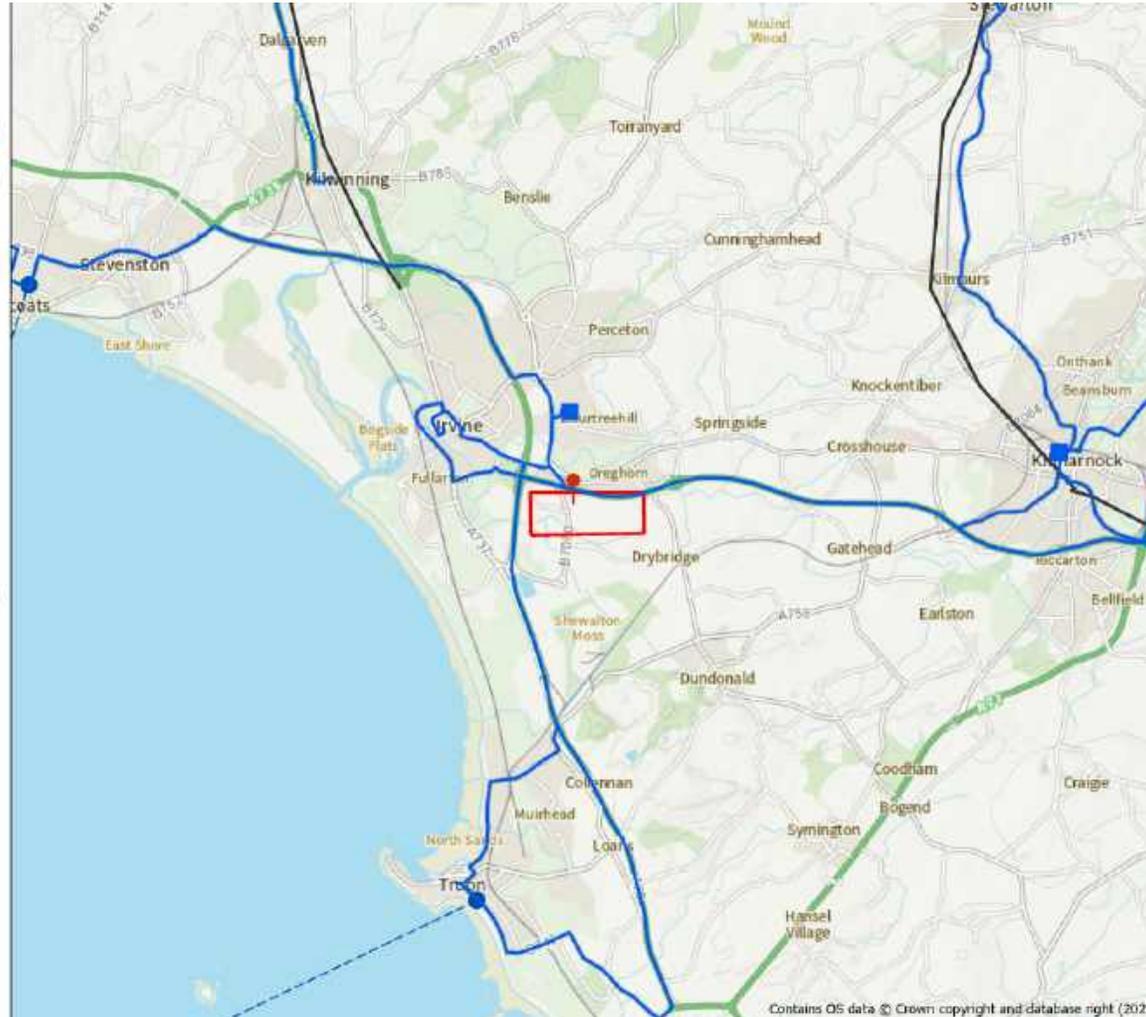


i3 Business Park

Legend

- Scotland Data Centre Site Shortlist
- Scotland Data Centre Site Shortlist
- BT Ethernet Nodes (Estimated)
- BT Fibre Routes (Estimated)
- Virgin Media Fibre Routes (Estimated)
- Sub-sea Telecom Terminals (Estimated)
- Sub-sea Telecom Cables (Estimated)

0 0.75 1.5 3 4.5 6
Kilometers



Contains OS data © Crown copyright and database right (2021)

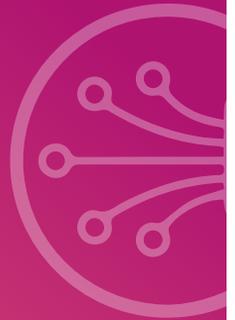
Notes

- Openreach and Virgin Media fibre in the vicinity

Nearby PoPs:

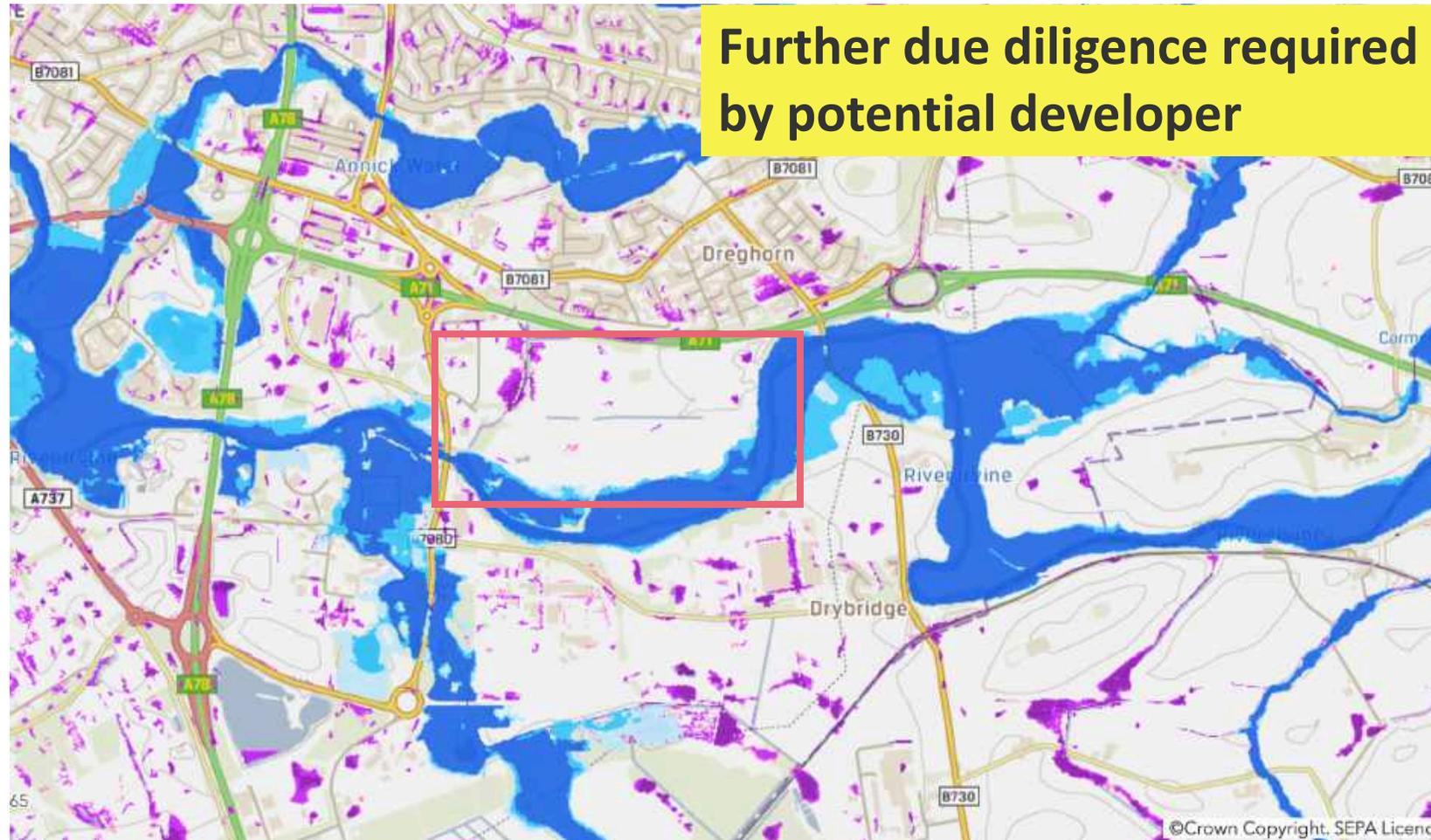
- BT OHP/Ethernet Node in Irvine

Note: Fibre routes are deduced from data available in the public domain.



i3, IRVINE

FLOOD RISK ASSESSMENT



Further due diligence required by potential developer

Flood Maps

River Flooding

High Likelihood

Each year this area has a 10% chance of flooding.

Medium Likelihood

Each year this area has a 0.5% chance of flooding.

Low Likelihood

Each year this area has a 0.1% chance of flooding.

Surface Water Flooding

High Likelihood

Each year this area has a 10% chance of flooding.

Medium Likelihood

Each year this area has a 0.5% chance of flooding.

Low Likelihood

Each year this area has a 0.1% chance of flooding.

Coastal Flooding

High Likelihood

Each year this area has a 10% chance of flooding.

Medium Likelihood

Each year this area has a 0.5% chance of flooding.

Low Likelihood

Each year this area has a 0.1% chance of flooding.

SHORTLIST

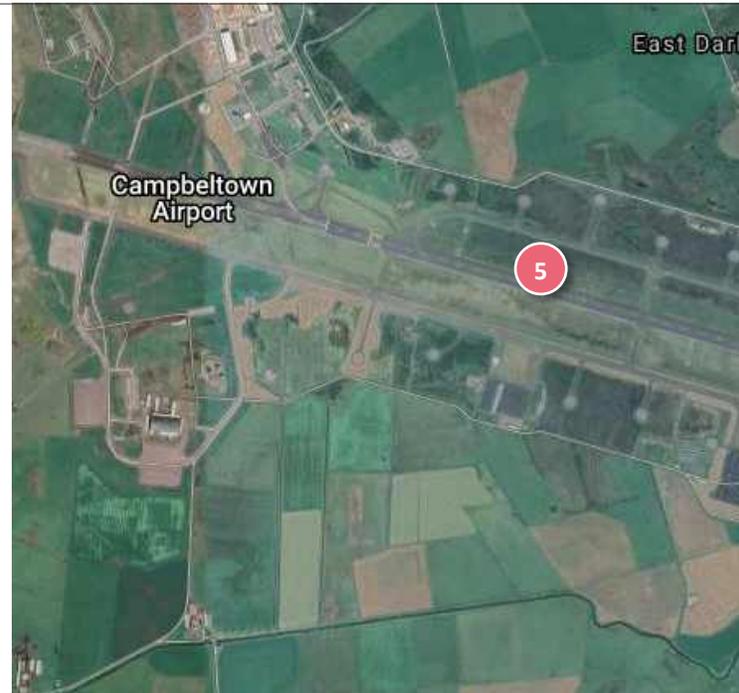
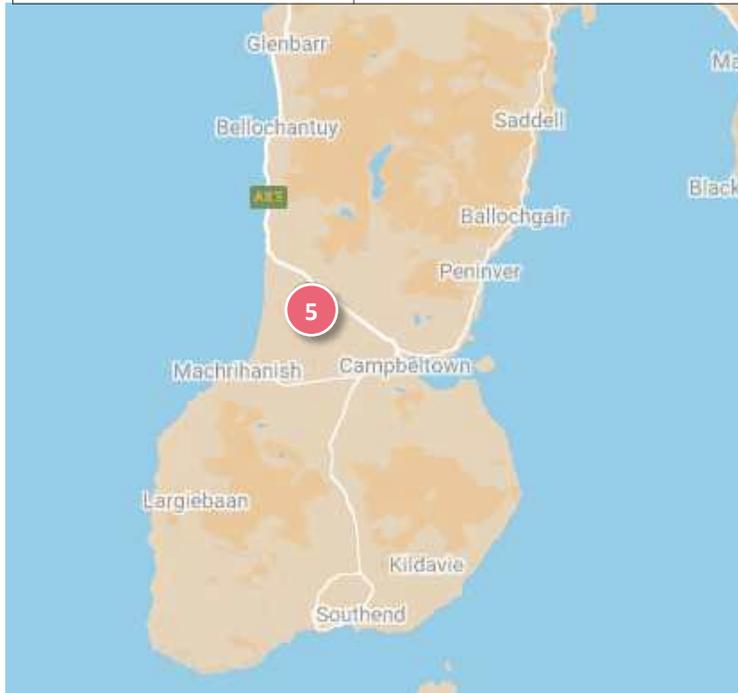
MACHRIHANISH

#SCOTLAND|SNOW

MACHRIHANISH

OVERVIEW

Site Overview	An ex-RAF base, Machrihanish currently hosts Campbeltown Airport to one section of the site, along with a large community-owned business park. The site has a mixture of industrial units, military grade bunkers and greenfield sites.				
Scale: 1,000 Acres	Power: Currently 4MW (but could be increased)	Fibre: Openreach	Renewables: Windfarm next door currently 18.7MW	Hazards: Nearby airport	Use: Hyperscale/Edge/Cable Landing Station
TechRE Comments	Machrihanish is of particular interest as a strategic data centre location for Scotland. Due to its proximity to Port Rush in Northern Ireland and Killala in Ireland, it could offer an inexpensive new subsea connection to Ireland and the USA. Furthermore, Amazon is currently building a large wind farm adjacent and the site already has wayleaves to the beach to bring cables onto site. There is also a small solar farm on site with ample room for expansion (potentially 10-30MW).				

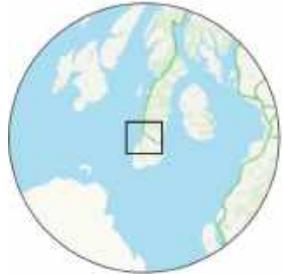


MACHRIHANISH

IMAGES



MACHRIHANISH FIBRE

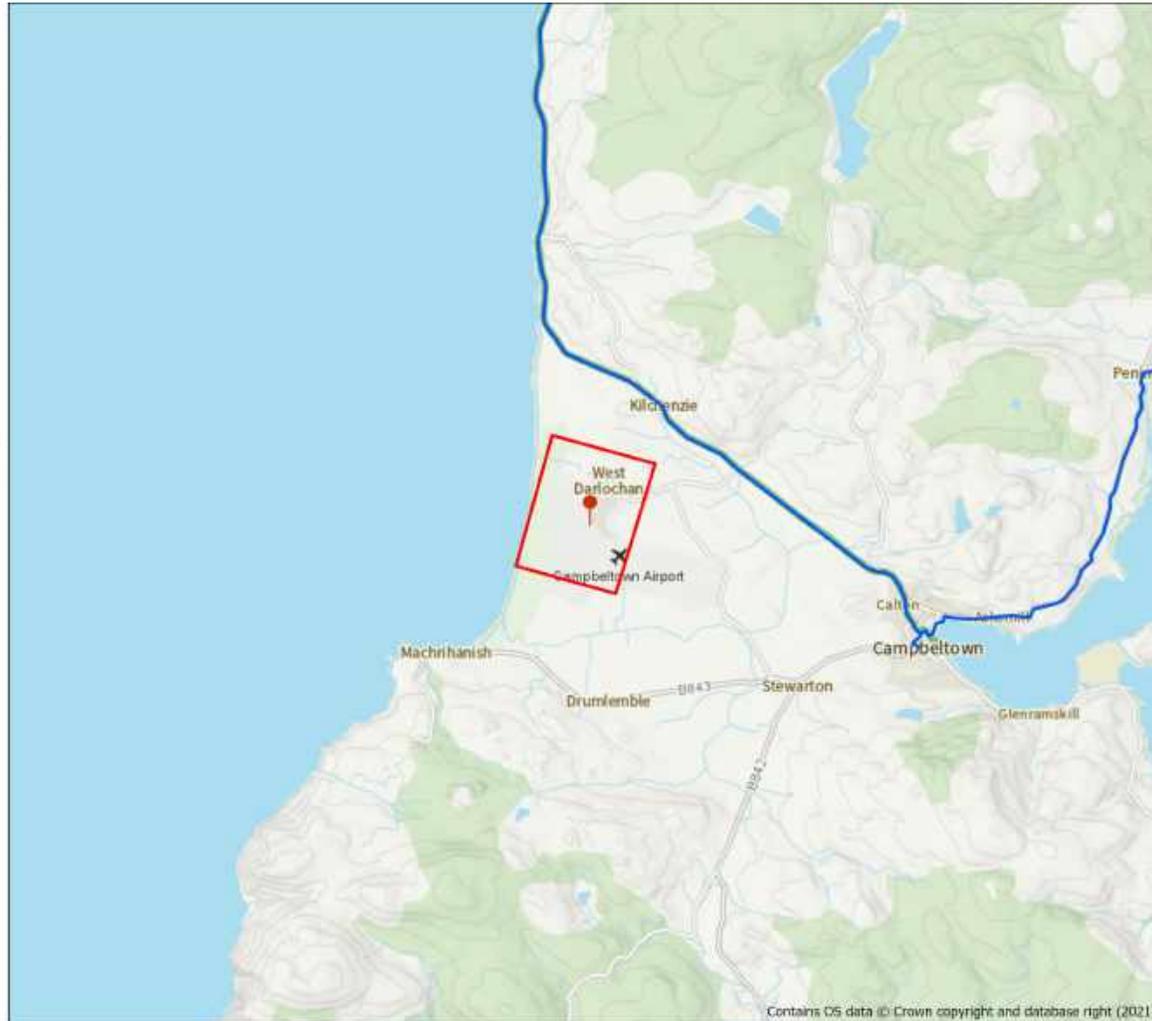


Machrihanish

Legend

- Scotland Data Centre Site Shortlist
- Scotland Data Centre Site Shortlist
- BT Fibre Routes (Estimated)

0 0.75 1.5 3 4.5 6
Kilometers

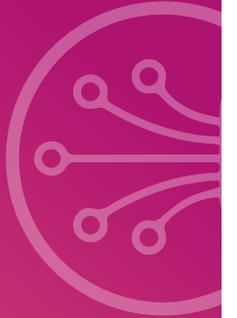


Notes

- Openreach fibre in the vicinity

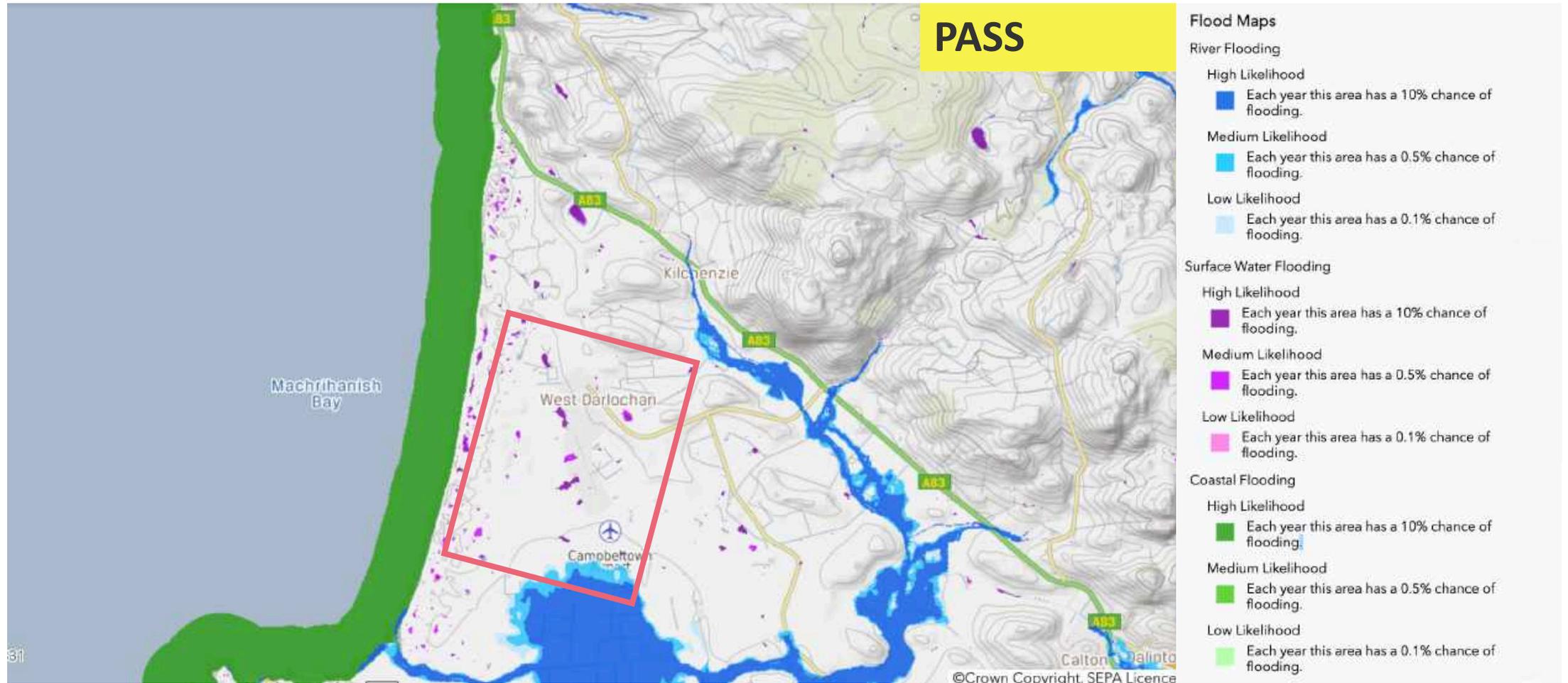
No known nearby PoPs

Note: Fibre routes are deduced from data available in the public domain.



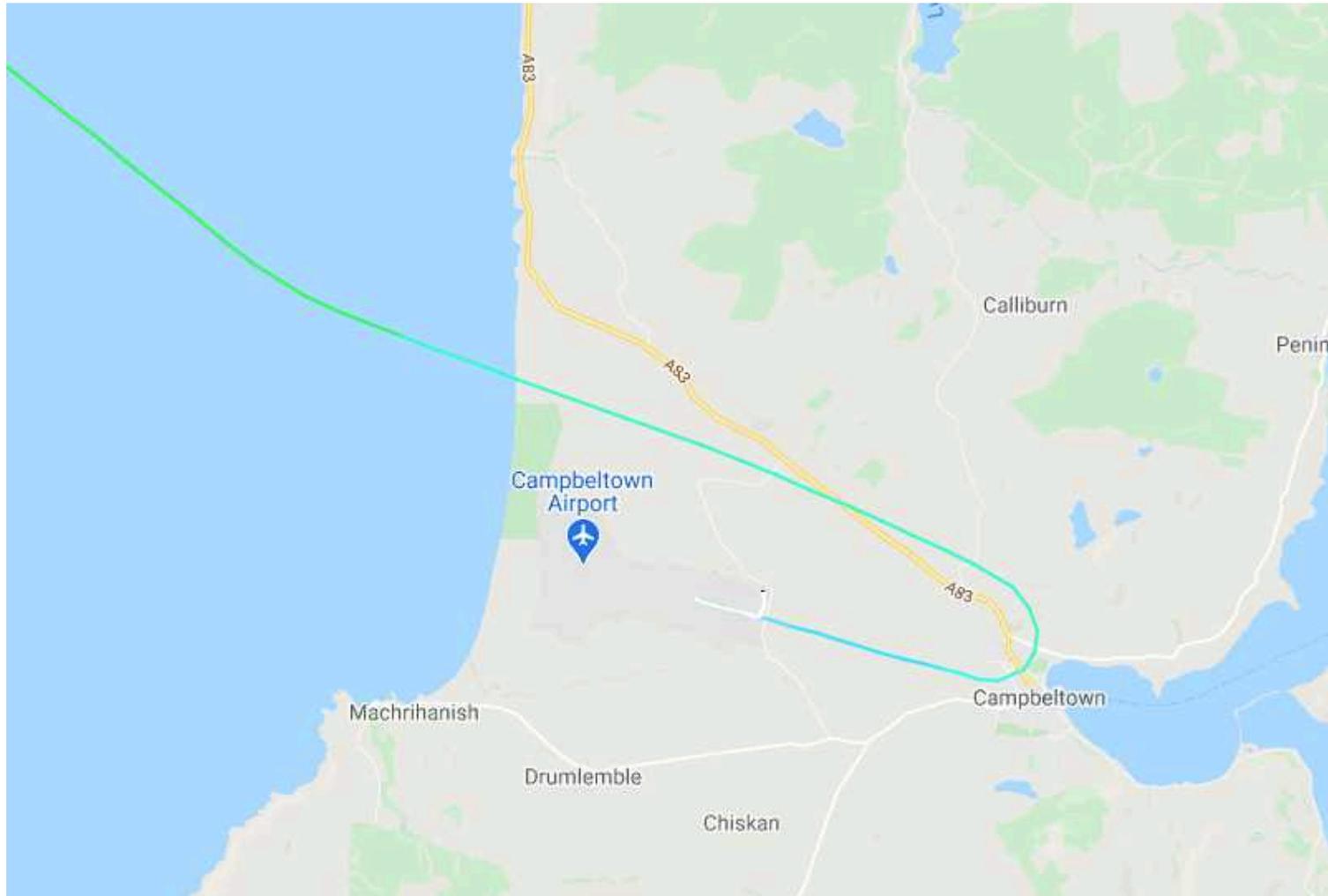
MACHRIHANISH

FLOOD RISK ASSESSMENT



*the site is still a pass, although we note that there are some flood zones to the South of the Campbeltown runway.

MACHRIHANISH FLIGHT PATHS



A typical departure for Logan Air flight LM443, the only scheduled flight between Glasgow and Machrihanish. The flight is served by a light aircraft which only utilises a portion of the established runway.

Flight paths may vary, although flight data for this airport is difficult to report.



SHORTLIST

MEYGEN

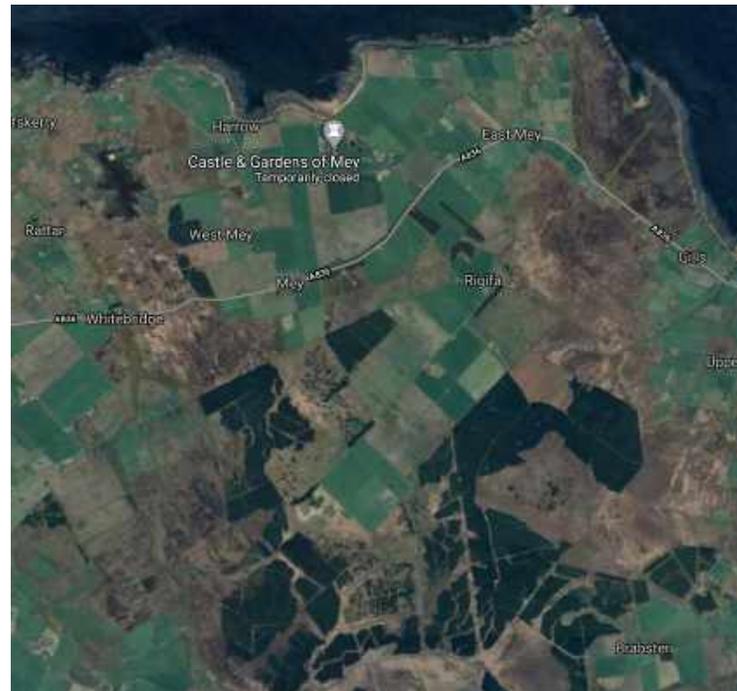
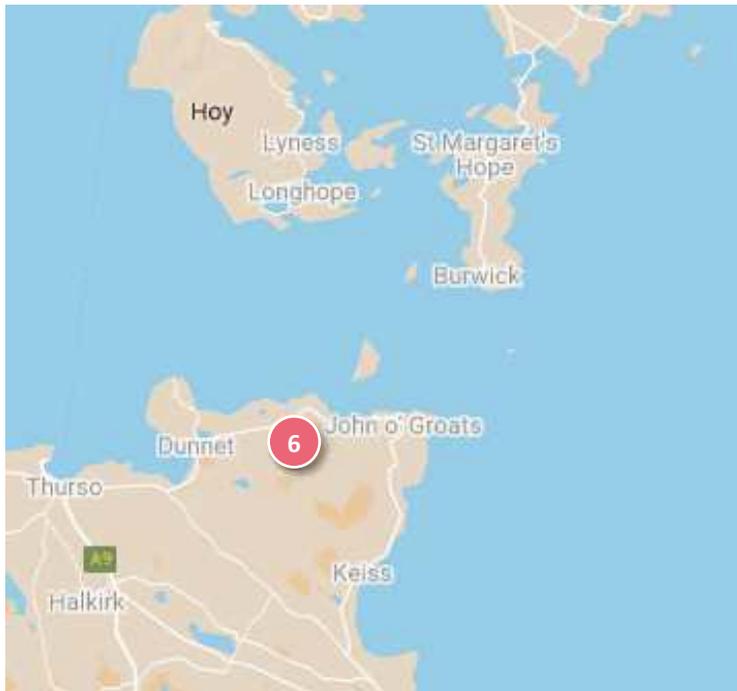
DATA CENTRE

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MEYGEN DATA CENTRE

OVERVIEW

Site Overview	MeyGen data centre is a data centre development scheme promoted by Simec Atlantis. Currently a greenfield site, MeyGen data centre is being developed to utilise more reliable, predictable power from tidal generation.				
Scale: Approx. 20+ Acres	Power: 300 MW	Fibre: Openreach, more carriers in discussion	Renewables: Tidal, Wind	Hazards: None	Use: Hyperscale/Edge/Cable landing station
TechRE Comments	MeyGen's key strength is offering a vast amount of renewable power at a lower cost per kW. MeyGen is currently in talks for potentially two new subsea fibre cables which could make it the only internationally connected site in Scotland with access to North America without going via London.				



MEYGEN DATA CENTRE

IMAGES



MEYGEN DATA CENTRE FIBRE



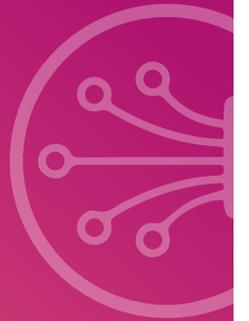
Notes

- Close to Farice-1 subsea route and expected subsea route to Orkney

Nearby PoPs:

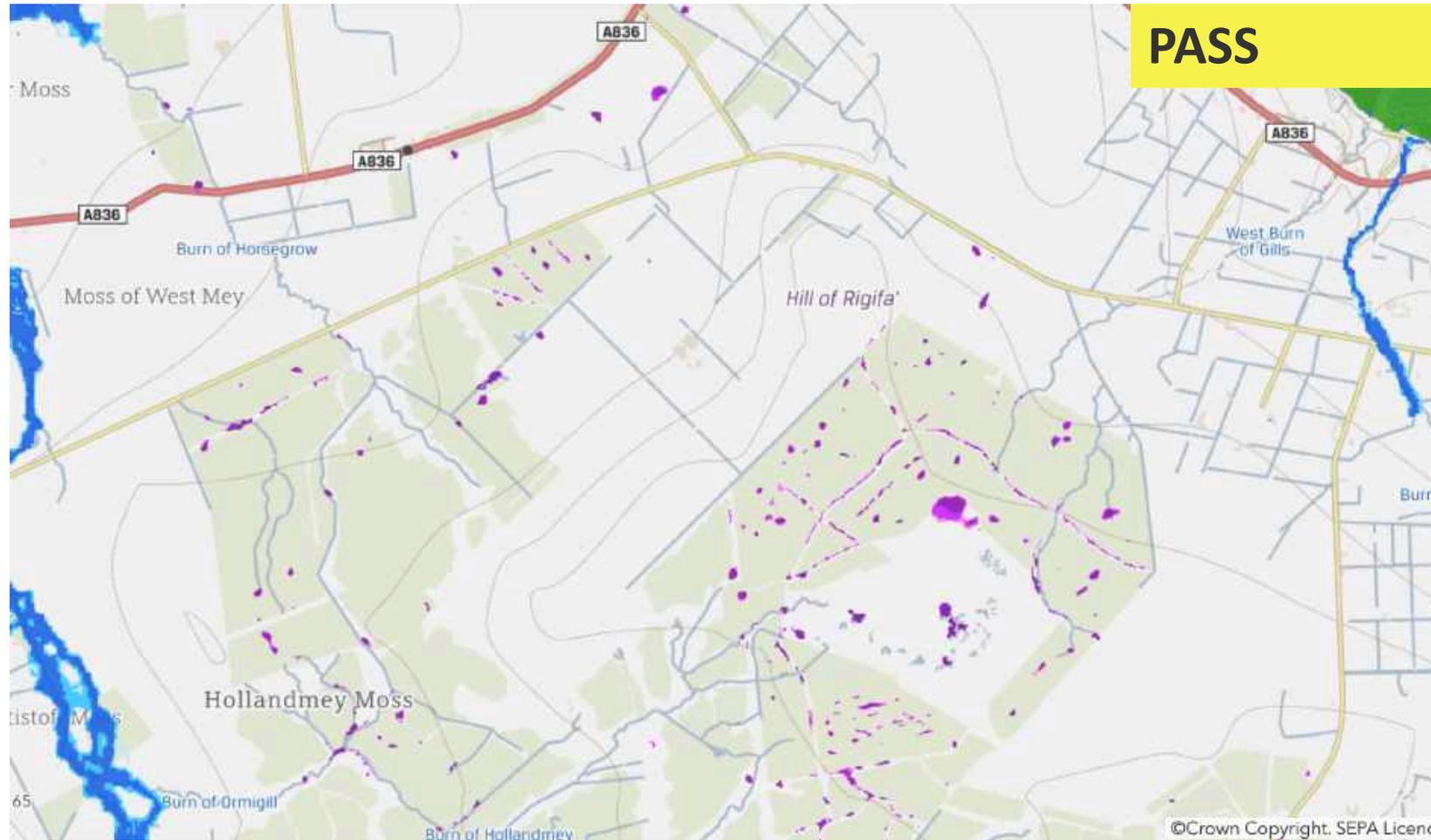
- BT OHP/Ethernet Node in Thurso

Note: Fibre routes are deduced from data available in the public domain.



MEYGEN DATA CENTRE

FLOOD RISK ASSESSMENT



PASS

Flood Maps

River Flooding

High Likelihood

Each year this area has a 10% chance of flooding.

Medium Likelihood

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Surface Water Flooding

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SHORTLIST

MICHELIN SCOTLAND

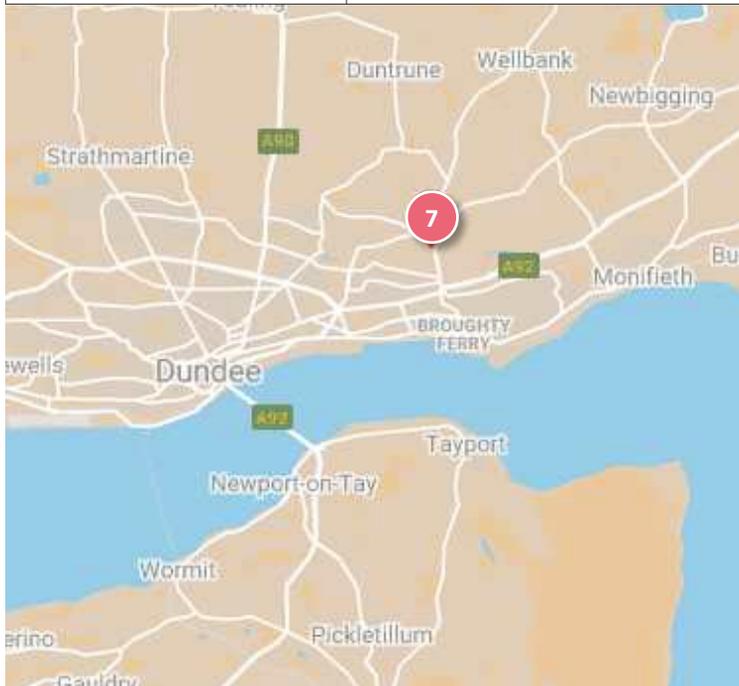
INNOVATION PARC

#SCOTLAND|SNOW

MICHELIN SCOTLAND INNOVATION PARC

OVERVIEW

Site Overview	The Michelin Innovation Parc is an ex –tyre factory owned by Michelin. The site has a mixture of large industrial units, neighbouring land and car parking.				
Scale: Approx. 90 Acres	Power: 10 MW sustainable electricity 7MW from steam	Fibre: Close to SSE and Openreach	Renewables: EFW + Wind	Hazards: Further due diligence required	Use: Hyperscale/Edge
TechRE Comments	We believe this would make for an excellent data centre site, offering speed to market with high quality industrial units, 10MW of sustainable energy from the neighbouring EFW plant and 4MW from the onsite wind turbines. Located within Dundee with a population of 150,000, the site could easily support DC requirements for the East Coast of Scotland. Dundee has also become a recent gaming / e-sports hub which adds to Dundee’s unique story plus a potential Freoport.				

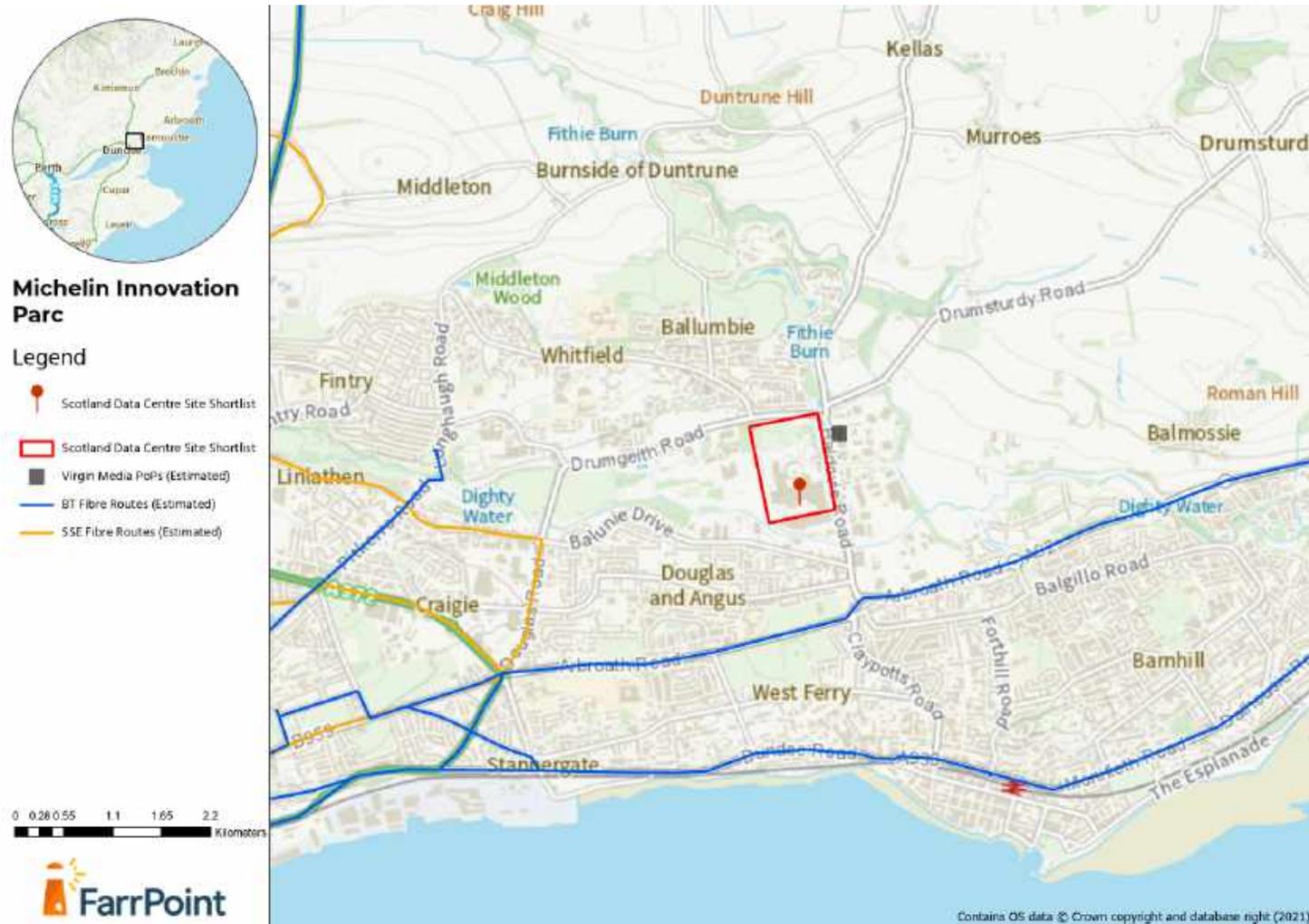


MICHELIN SCOTLAND INNOVATION PARC

IMAGES



MICHELIN SCOTLAND INNOVATION PARC FIBRE



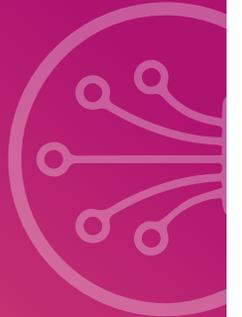
Notes

- SSE and Openreach fibre routes in the vicinity

Nearby PoPs:

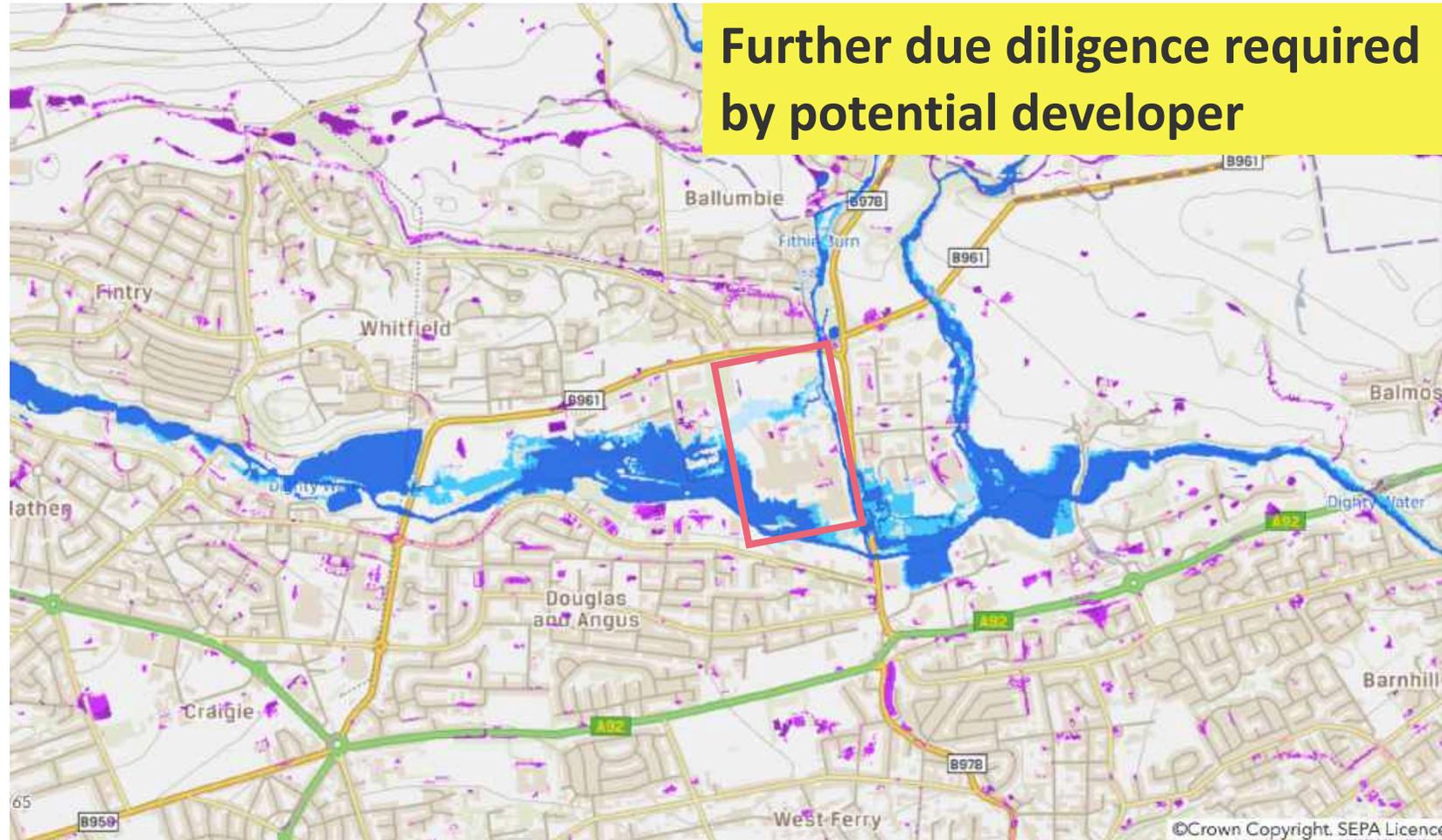
- Virgin Media
- BT OHP/Ethernet Node in Dundee

Note: Fibre routes are deduced from data available in the public domain.



MICHELIN SCOTLAND INNOVATION PARC

FLOOD RISK ASSESSMENT



Flood Maps

River Flooding

High Likelihood

Each year this area has a 10% chance of flooding.

Medium Likelihood

Each year this area has a 0.5% chance of flooding.

Low Likelihood

Each year this area has a 0.1% chance of flooding.

Surface Water Flooding

High Likelihood

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Medium Likelihood

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Low Likelihood

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Coastal Flooding

High Likelihood

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Medium Likelihood

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Low Likelihood

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MICHELIN SCOTLAND INNOVATION PARC

POWER



SHORTLIST

PEEL PORTS

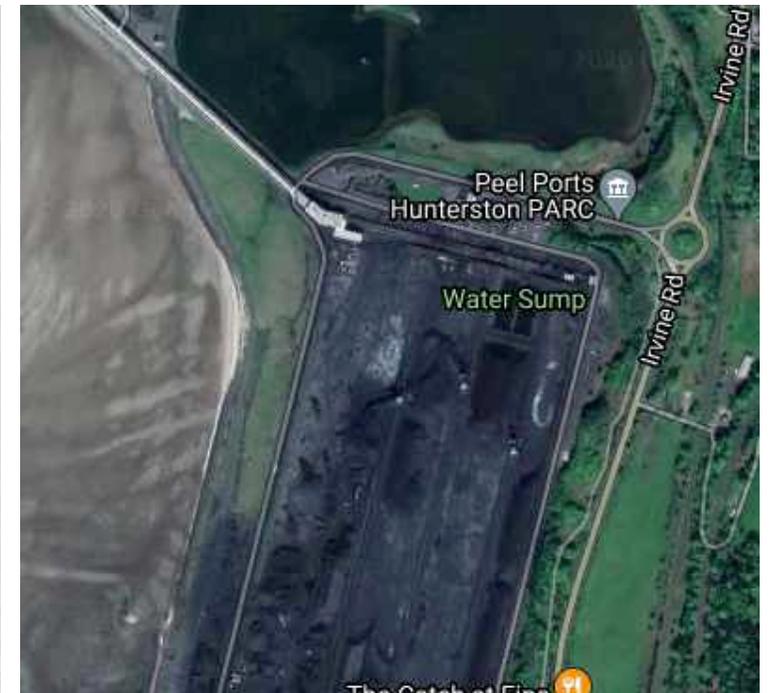
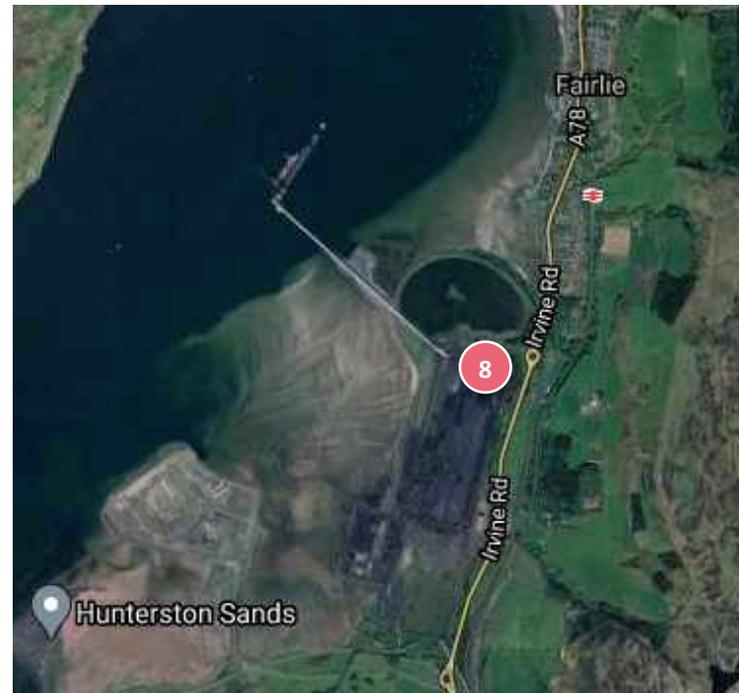
HUNTERSTON

#SCOTLAND|SNOW

PEEL PORTS HUNTERSTON

OVERVIEW

Site Overview	A deep water port previously used for transport and set down of coal which was delivered to the nearby coal-fired power station.				
Scale: 300 Acres	Power: 300MW consented	Fibre: Openreach	Renewables: EfW + future landing location for offshore wind dev.	Hazards: Comprehensive data sets available for the site	Use: Hyperscale/Edge
TechRE Comments	An interesting opportunity on the West Coast of Scotland, where an operator could look to support nearby Glasgow or could look to create a hyperscale renewables campus. Current plans for the site also include manufacturing for the wind farm sector and research into Agri-tech products.				

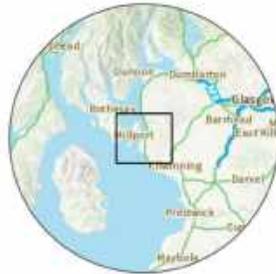


PEEL PORTS HUNTERSTON

IMAGES



PEEL PORTS HUNTERSTON FIBRE

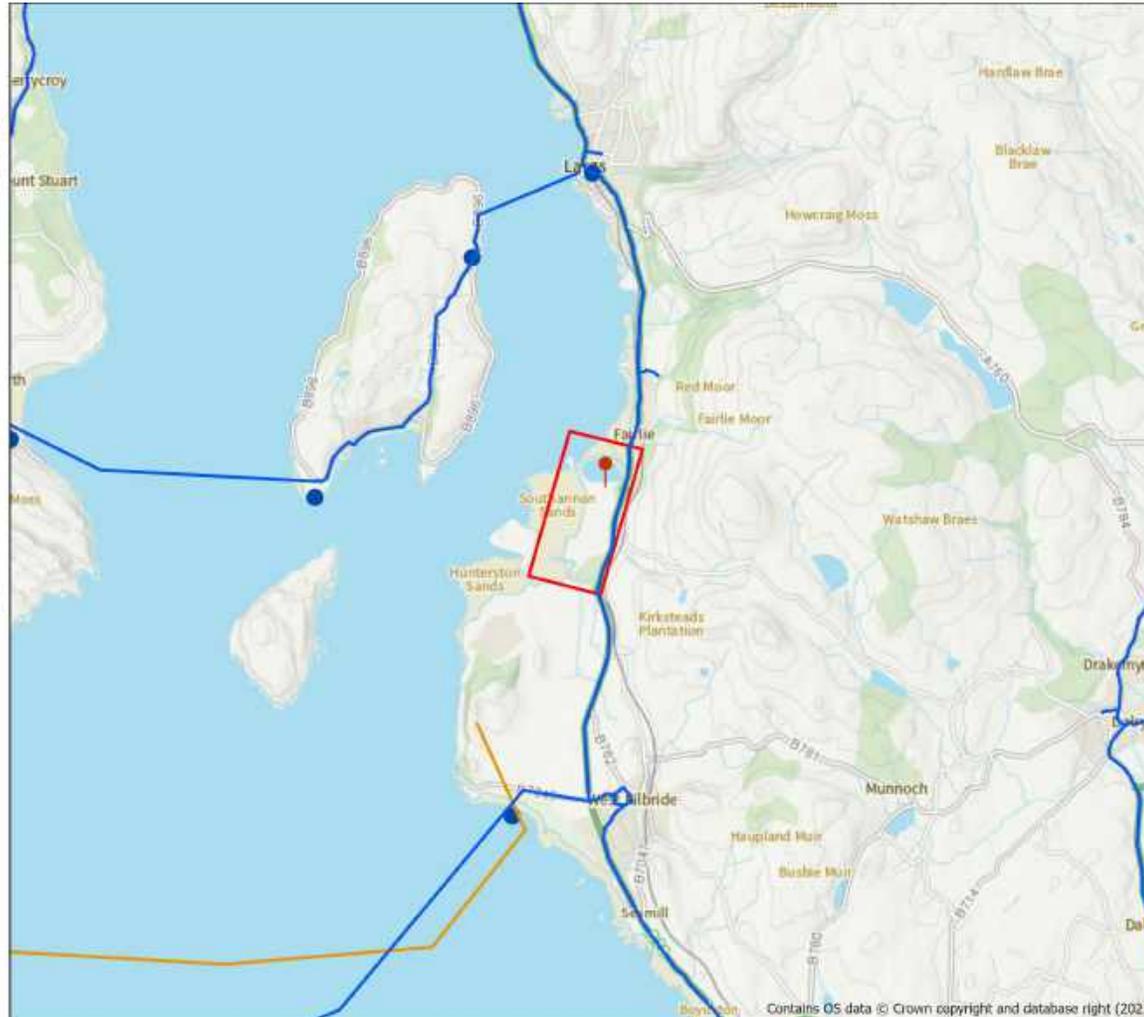


Peel Ports Hunterston

Legend

- Scotland Data Centre Site Shortlist
- Scotland Data Centre Site Shortlist
- BT Fibre Routes (Estimated)
- Virgin Media Fibre Routes (Estimated)
- SSE Fibre Routes (Estimated)
- Sub-sea Telecom Terminals (Estimated)

0 0.75 1.5 3 4.5 6
Kilometers



Notes

- Openreach fibre in the vicinity and close to SSE subsea route and proposed Openreach subsea fibre route.

Nearby PoPs:

- BT OHP/Ethernet Nodes to the south in Ardrossan / Irvine

Note: Fibre routes are deduced from data available in the public domain.



PEEL PORTS HUNTERSTON

FLOOD RISK ASSESSMENT

Comprehensive data set is available for the site



Flood Maps

River Flooding

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SHORTLIST

PYRAMIDS

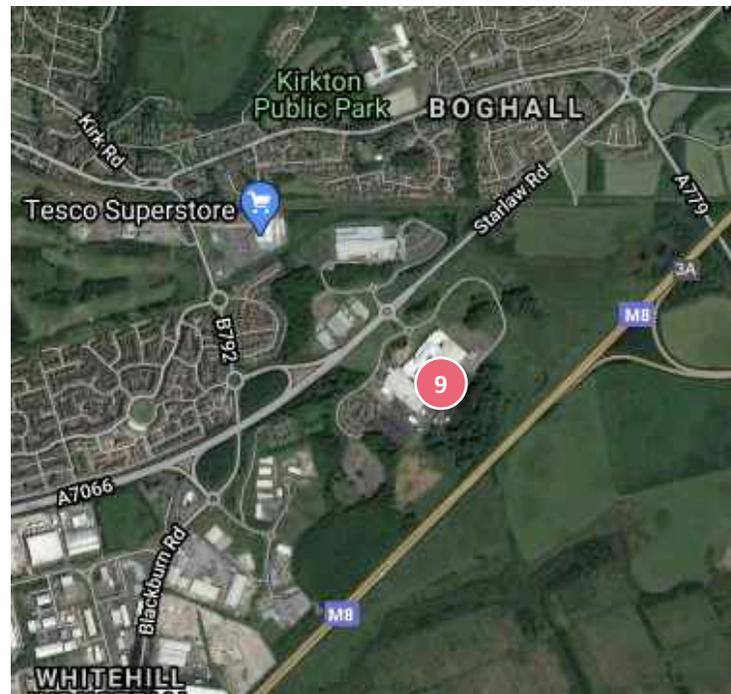
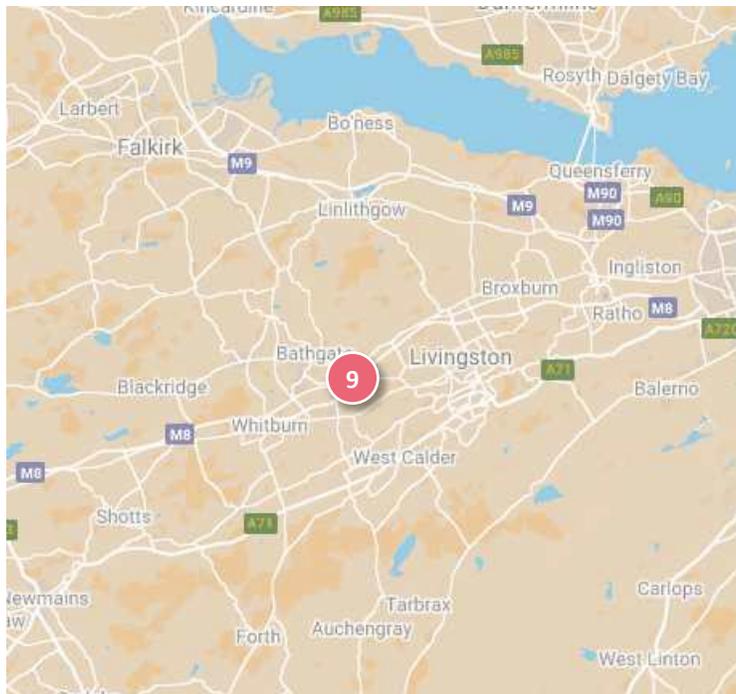
DATA CENTRE

#SCOTLAND|SNOW

PYRAMIDS DATA CENTRE

OVERVIEW

Site Overview	Pyramids is a former semi-conductor plant with large halls, office space and additional development potential on the land around the site.				
Scale: Approx. 100 Acres	Power: 100 MW	Fibre: Multiple carriers	Renewables: Wind	Hazards: None	Use: Hyperscale
TechRE Comments	Pyramid's key strength is that the building is built and ready for data centre fit out for hyperscale. This allows any potential hyperscale customer wishing to enter Scotland the fastest route to market. The site also includes renewable power and Tier One fibre carrier connectivity.				

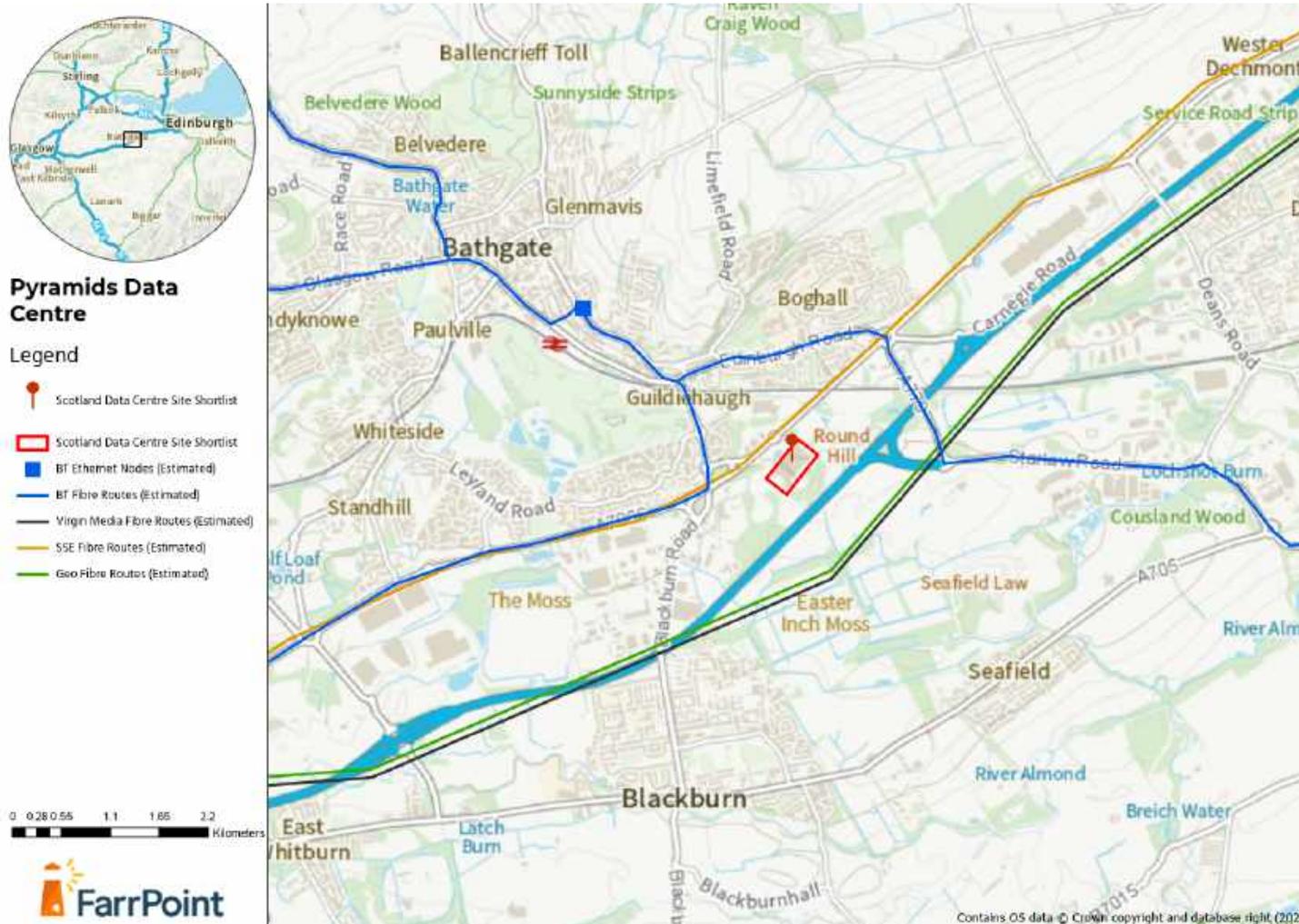


PYRAMIDS DATA CENTRE

IMAGES



PYRAMIDS DATA CENTRE FIBRE



Notes

Multiple Operators in the vicinity, including:

- Virgin
- SSE
- Geo
- BT/Openreach

Nearby PoPs:

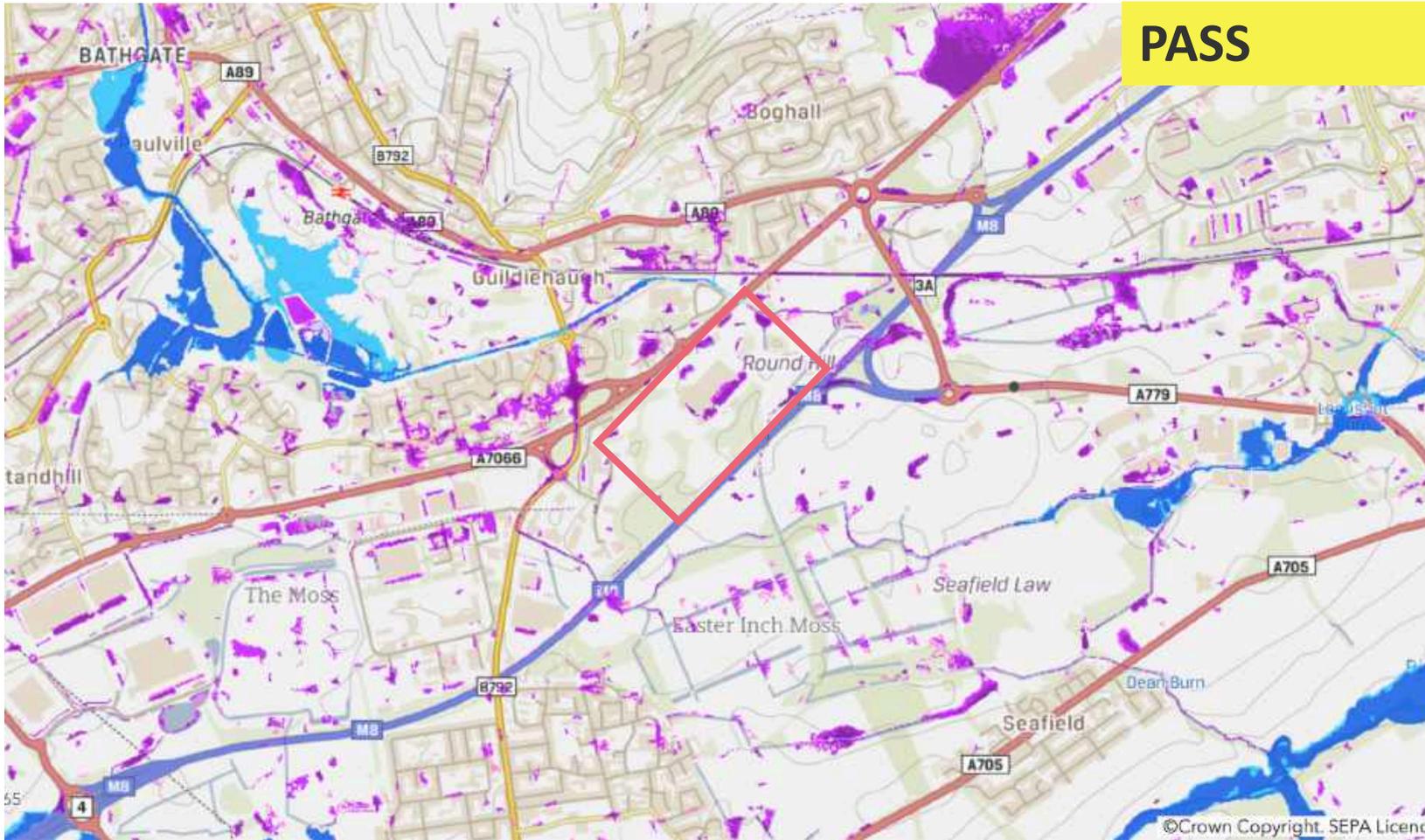
- BT OHP/Ethernet Node in Bathgate

Note: Fibre routes are deduced from data available in the public domain.



PYRAMIDS DATA CENTRE

FLOOD RISK ASSESSMENT



Flood Maps

River Flooding

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Each year this area has a 10% chance of flooding.
- Medium Likelihood**
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SHORTLIST

QUEENSWAY PARK

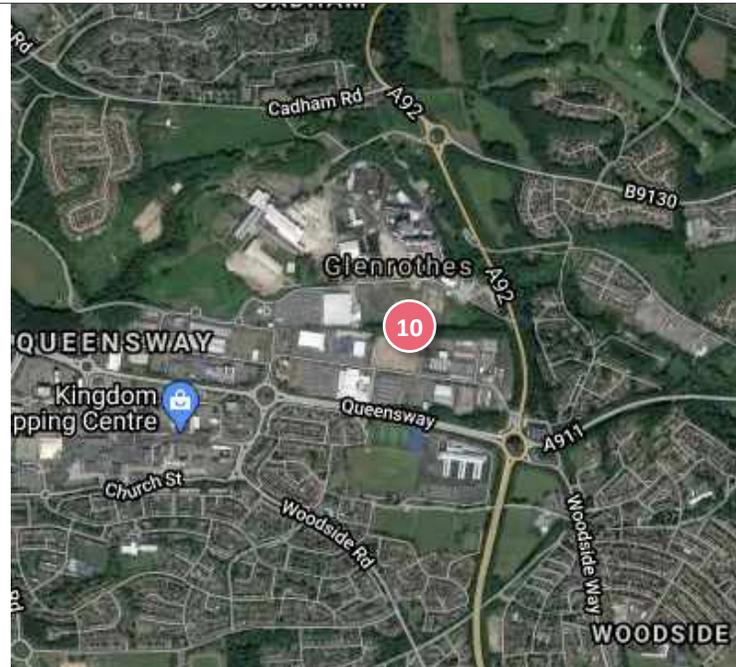
DATA CENTRES, GLENROTHES

#SCOTLAND|SNOW

QUEENSWAY PARK DATA CENTRES, GLENROTHES

OVERVIEW

Site Overview	A biomass powered data centre campus within 30 minutes drive of Edinburgh Airport with the intention to offer 9,500 sq m of technical space.				
Scale: 12 Acres	Power: 40 MW	Fibre: Openreach and Virgin Media in vicinity	Renewables: Biomass	Hazards: None observed	Use: Hyperscale/Edge
TechRE Comments	The campus is designed and thought out for modern data centre use. With an adjacent biomass plant delivering large scale power, good connectivity and a good location north of Edinburgh, Queensway Park Data Centres is another great data centre scheme in Scotland. Connectivity has been enhanced through agreement with Stellium data centre to connect with their new exchange in North Shields giving access to a new subsea cable connecting the NE to Ireland and Mainland Europe.				



QUEENSWAY PARK DATA CENTRES, GLENROTHES

IMAGES



The proposed purpose built buildings.



QUEENSWAY PARK DATA CENTRES, GLENROTHES FIBRE

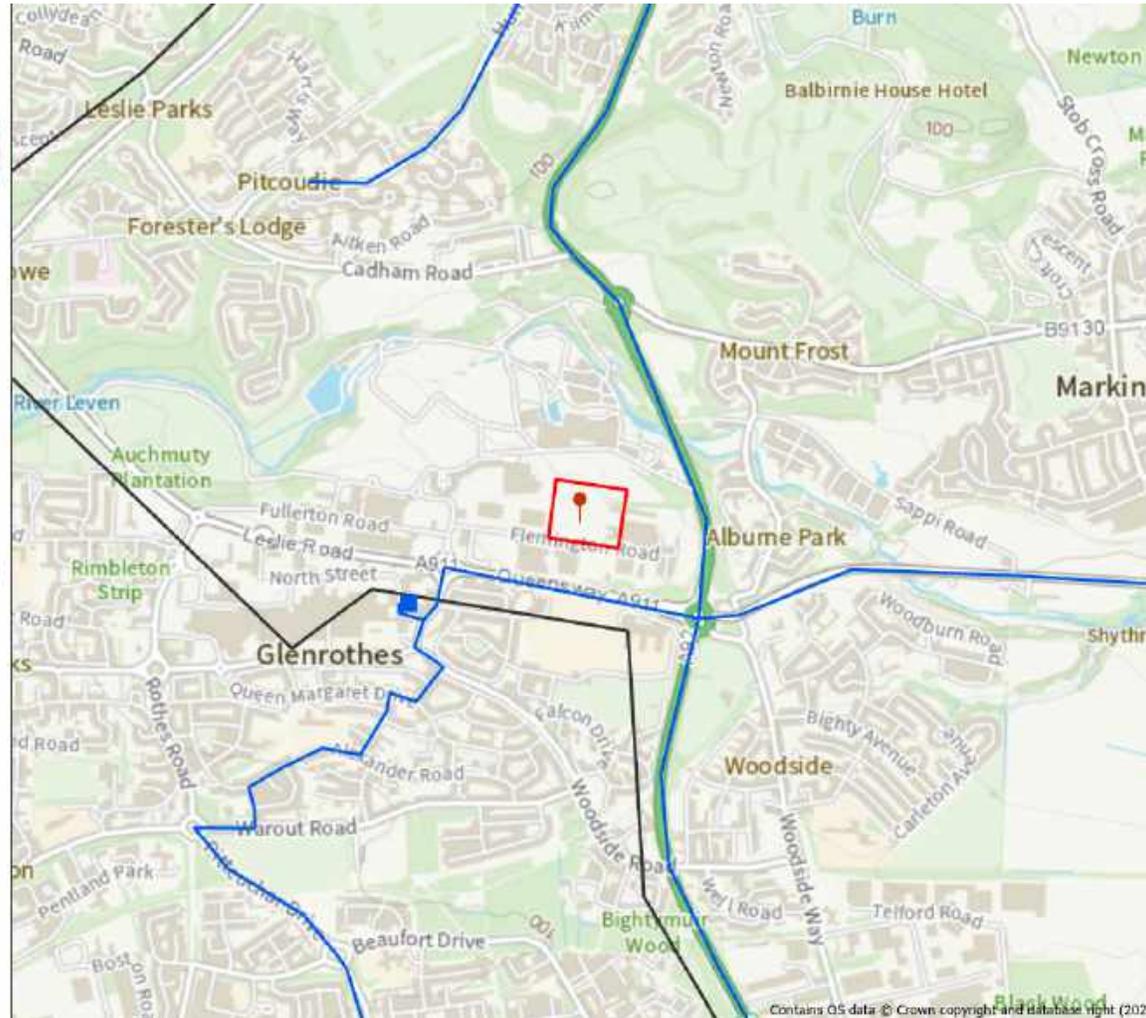


Queensway Park Data Centre

Legend

-  Scotland Data Centre Site Shortlist
-  Scotland Data Centre Site Shortlist
-  BT Ethernet Nodes (Estimated)
-  BT Fibre Routes (Estimated)
-  Virgin Media Fibre Routes (Estimated)
-  Level 3 Fibre Routes (Estimated)

0 0.130.25 0.5 0.75 1 Kilometers



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Notes

- Openreach fibre and Virgin Media fibre expected in the vicinity

Nearby PoPs:

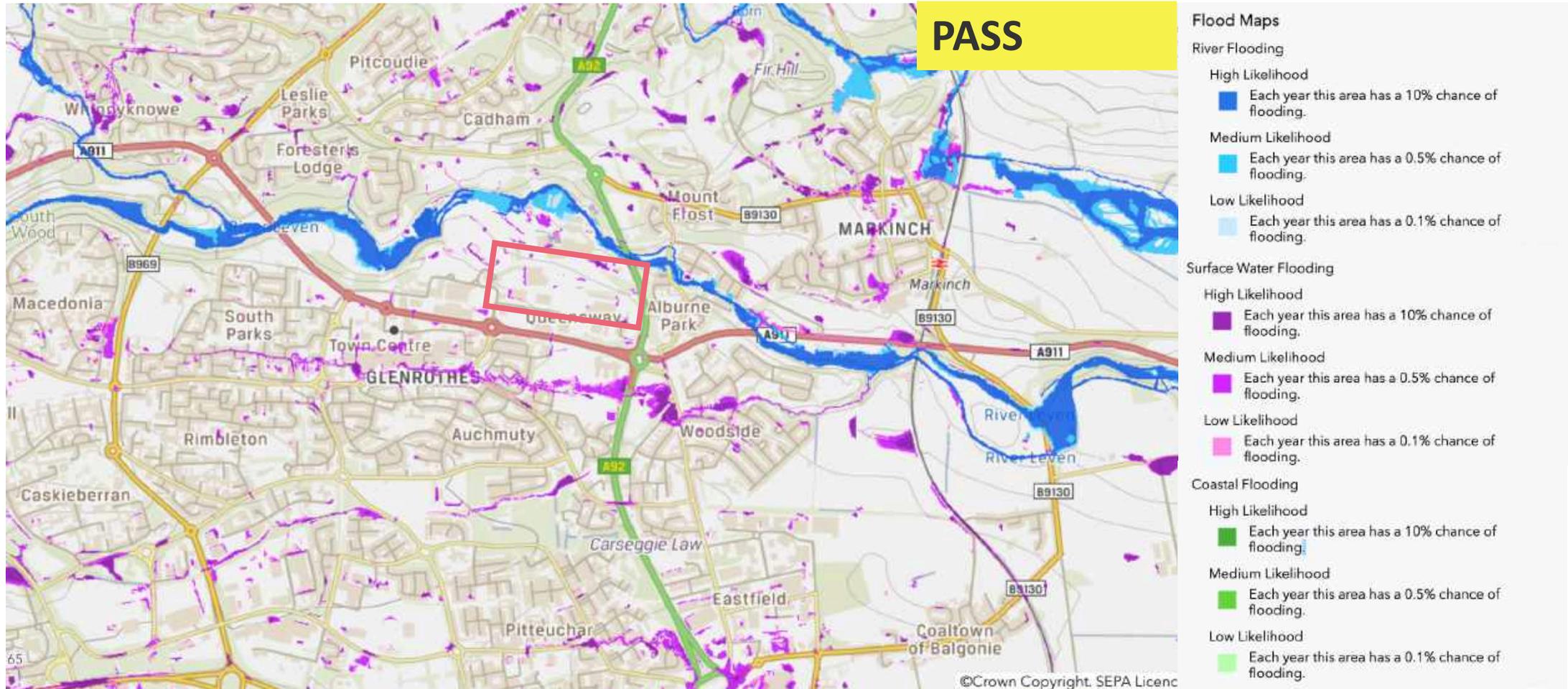
- Virgin Media PoP and BT OHP/Ethernet Node in Glenrothes

Note: Fibre routes are deduced from data available in the public domain.



QUEENSWAY PARK DATA CENTRES, GLENROTHES

FLOOD RISK ASSESSMENT



* As part of site remediation completed in 2019, significant investment was made in a new surface water drainage network and sustainable urban drainage system (SUDS) reducing the level of any flood risk.

SHORTLIST

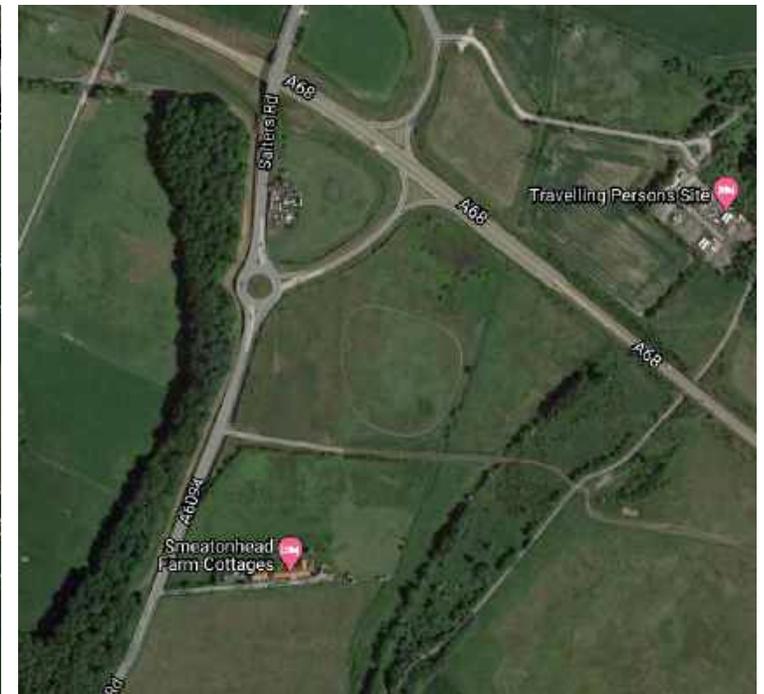
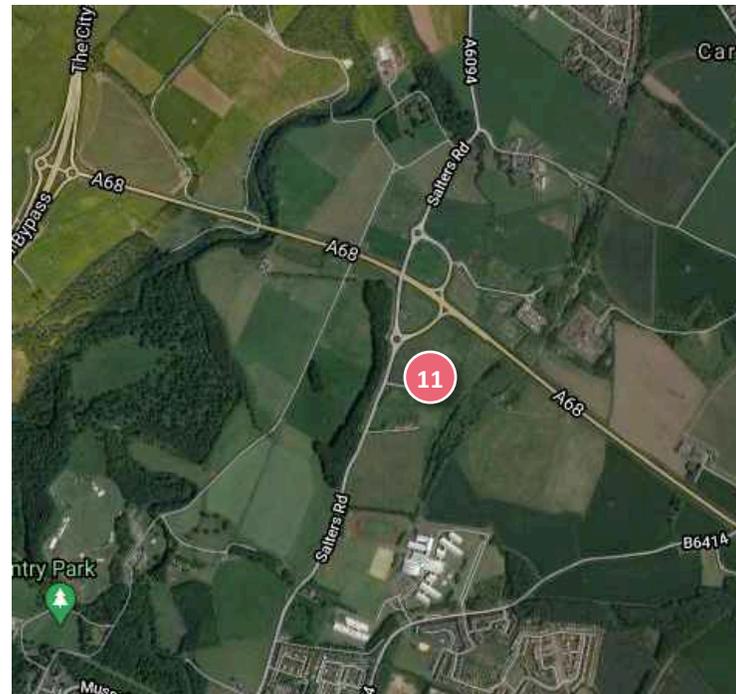
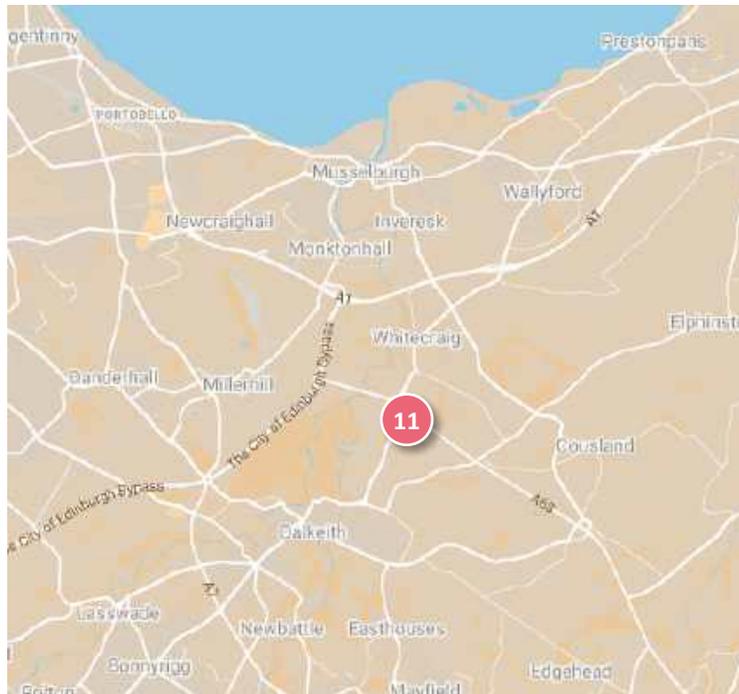
SALTER'S BUSINESS PARK /
EDINBURGH CALEDONIAN FILM STUDIO (ECFS)

#SCOTLAND|SNOW

SALTER'S BUSINESS PARK / EDINBURGH CALEDONIAN FILM STUDIO

OVERVIEW

Site Overview	The Edinburgh Caledonian Film Studio is a new film studio campus and data centre development, including film and television studios with 12 sound stages, a film academy, student residences as well as a data centre.				
Scale: 14 Acres	Power: 16 MVA	Fibre: Multiple providers	Renewables: Solar planned	Hazards: None	Use: Edge
TechRE Comments	The proposed data centre development is well situated to support the wider Edinburgh area and adjacent film studios could create a useful anchor tenant for the data centre facility. The development intends to use renewables although the renewables plan is not yet available for consultation.				



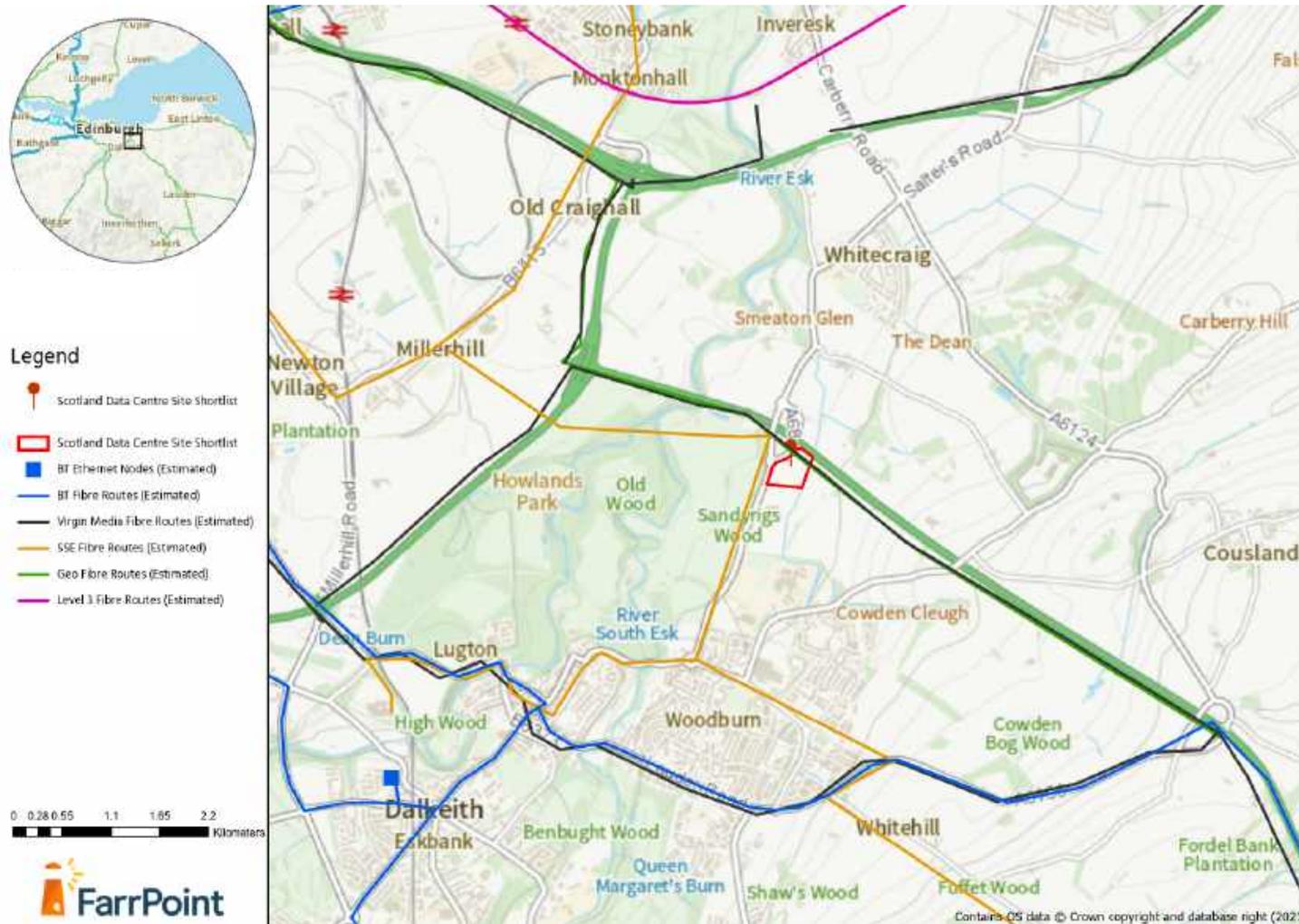
SALTER'S BUSINESS PARK / EDINBURGH CALEDONIAN FILM STUDIO

IMAGES



SALTER'S BUSINESS PARK / EDINBURGH CALEDONIAN FILM STUDIO

FIBRE



Notes

Multiple operators in the vicinity including:

- Virgin Media
- SSE
- Geo

Nearby PoPs:

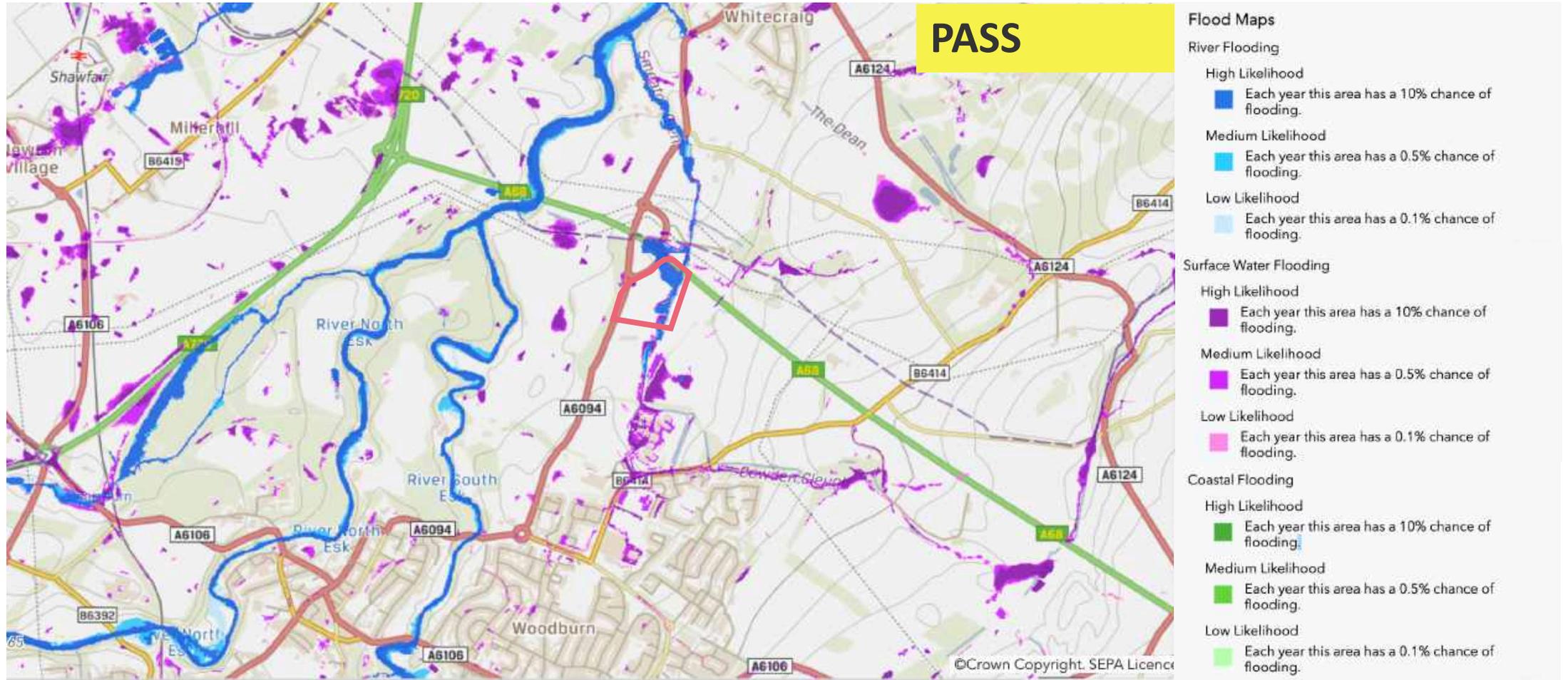
- BT OHP/Ethernet Nodes in Dalkeith and Musselburgh

Note: Fibre routes are deduced from data available in the public domain.



SALTER'S BUSINESS PARK / EDINBURGH CALEDONIAN FILM STUDIO

FLOOD RISK ASSESSMENT



* A CatNet hazard assessment did not indicate flooding to be an issue for the site

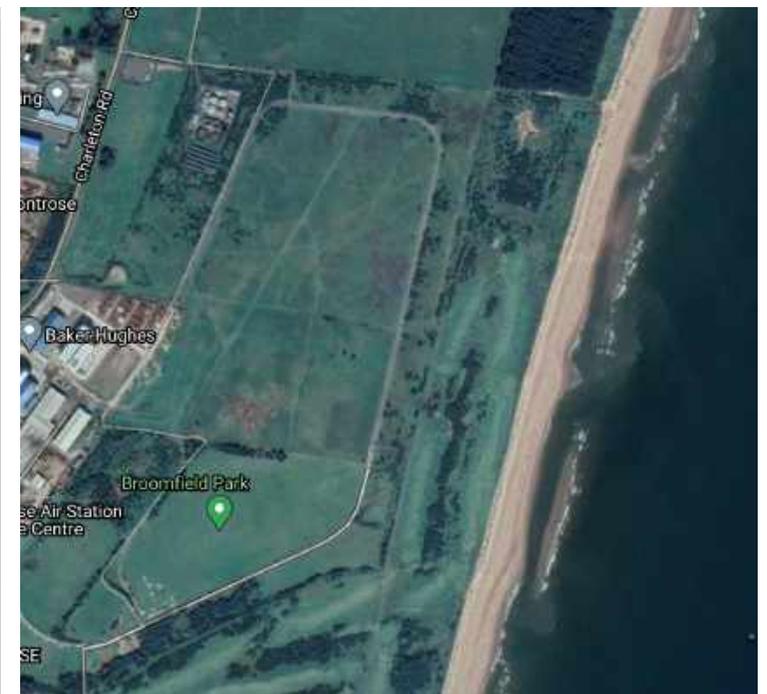
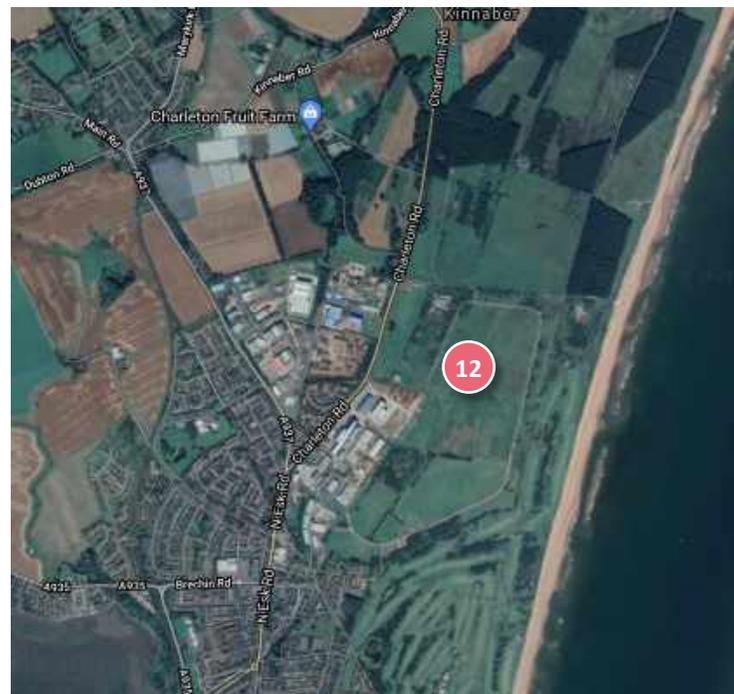
SHORTLIST
ZERO FOUR

#SCOTLAND|SNOW

ZERO FOUR

OVERVIEW

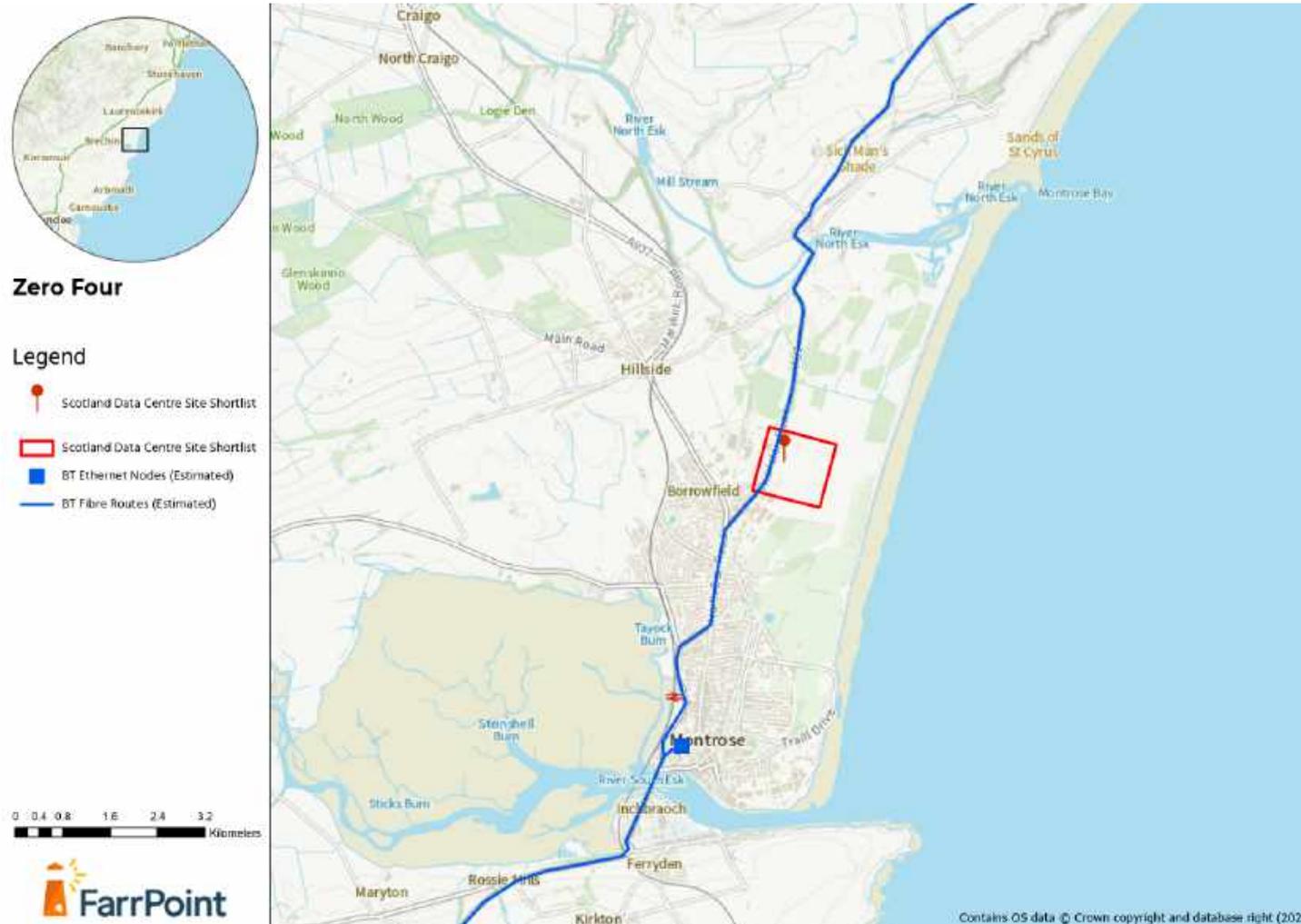
Site Overview	Currently a greenfield site, Zero Four is a planned business park in Montrose which is entirely renewables lead.				
Scale: 123 Acres	Power: 1.5 GW coming soon	Fibre: Openreach	Renewables: Offshore Wind	Hazards: None	Use: Hyperscale/Edge
TechRE Comments	Montrose is of particular interest due to SSE's Seagreen windfarm lying 27km off the coast. SSE have already announced the town will be the commercial base for Scotland's largest windfarms and Zero Four will offer the office space and heliport to support the windfarm.				



ZERO FOUR IMAGES



ZERO FOUR FIBRE



Notes

- Openreach fibre route in the vicinity

Nearby PoPs:

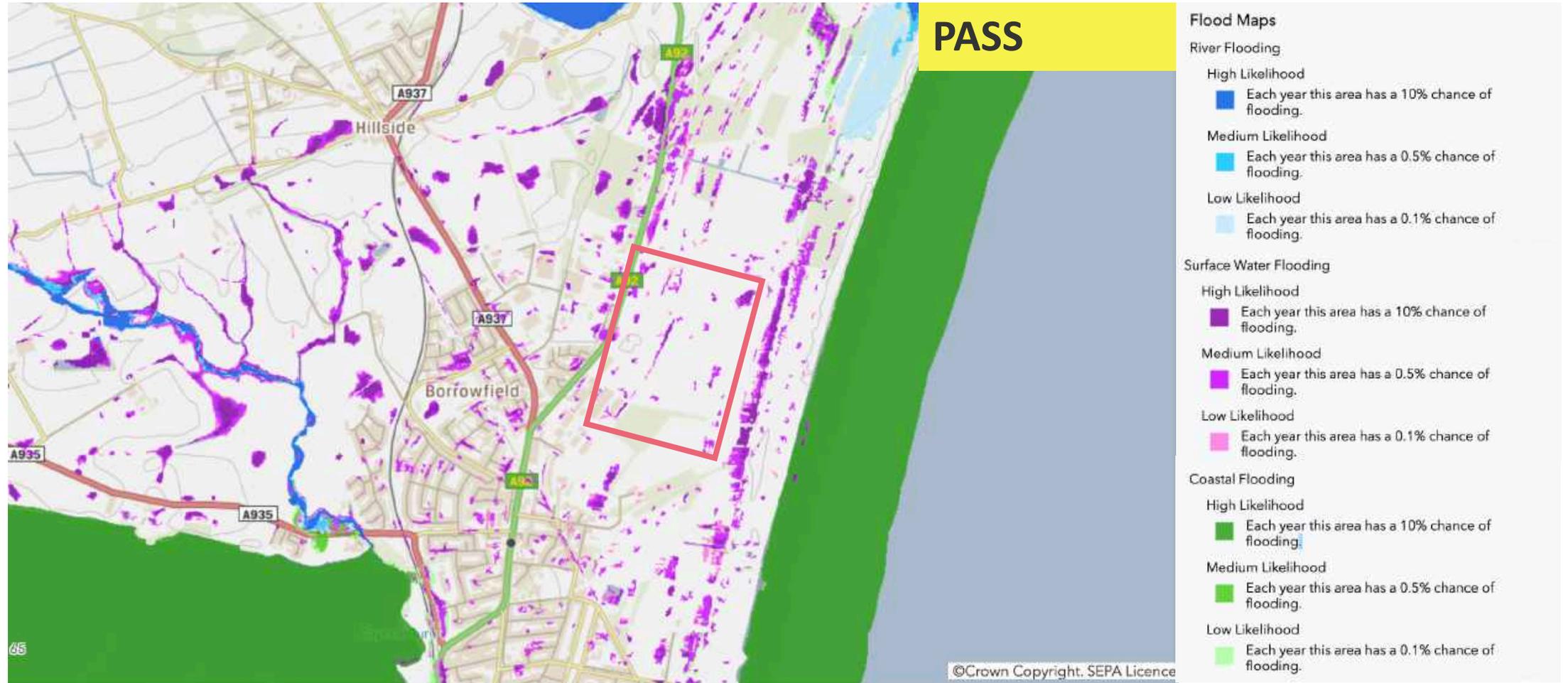
- BT OHP/Ethernet Node in Montrose

Note: Fibre routes are deduced from data available in the public domain.

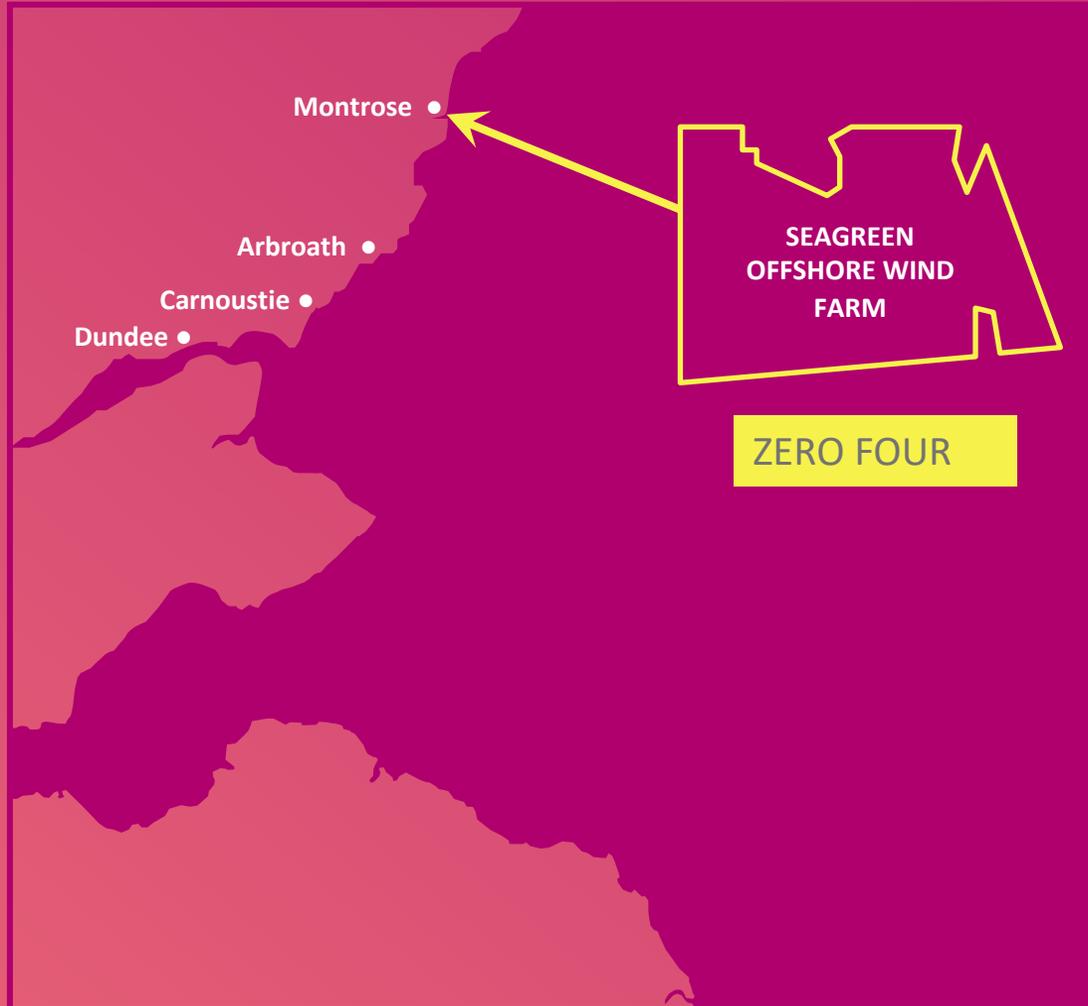


ZERO FOUR

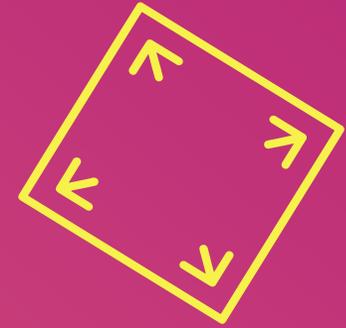
FLOOD RISK ASSESSMENT



ZERO FOUR POWER



POTENTIAL
CAPACITY
UP TO **1.5GW**



DISTANCE
FROM SHORE

27KM APPROX.

FROM ANGUS COASTLINE
AT ITS NEAREST POINT



CONTACT INFORMATION

For more information on this document please see below details

James King

james@hostinscotland.com

+44 (0)7711 790213

c/o Scottish Futures Trust,
Edinburgh, United Kingdom,
EH4 8DA

HOSTINSCOTLAND.COM

Henry Sutton

henry@techre.co.uk

+44 (0)7538 115 029

7 Hopetoun Crescent,
Edinburgh, United Kingdom,
EH7 4AY

TECHRE.CO.UK

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