

LONGLIST FOR DATA CENTRE SITE DEVELOPMENT

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



#SCOTLAND|SNOW

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PREFACE

SITE LONGLIST 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).

In undertaking this work, both a longlist and a shortlist report has been prepared. This report highlights the longlist from which a number of sites were subsequently taken forward for shortlisting and further analysis. However, there may be opportunities for data centre development on the sites not taken forward and we would encourage interested parties to review the larger pool in any site selection exercise, particularly as the merits, or otherwise, of any site change over time and improvements can be made including the planned digital infrastructure underway, for example the R100 and DSSB Programmes, which could generate additional opportunities.

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.



Host in Scotland

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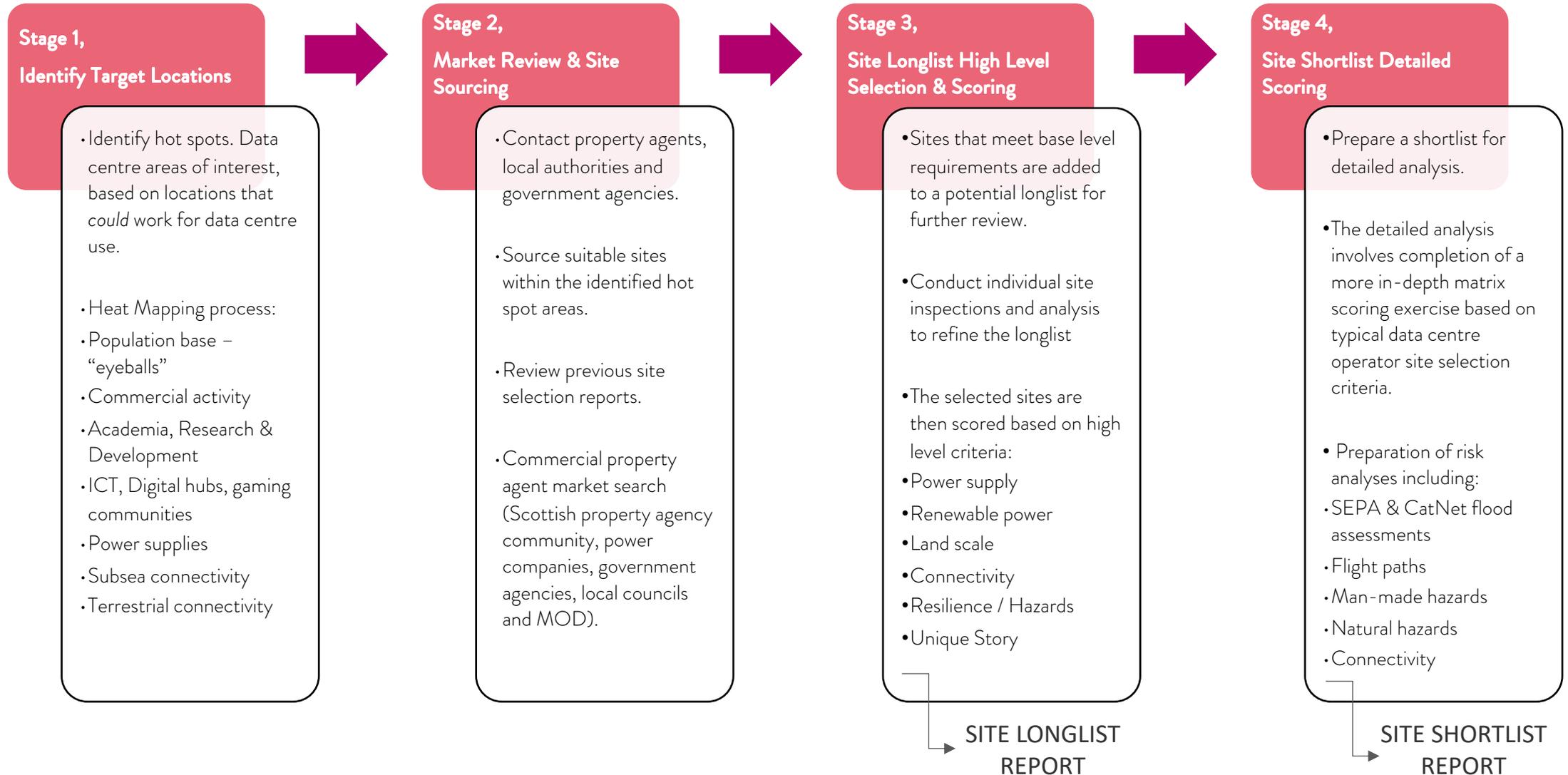
Scottish Enterprise

SITE LONGLIST 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 longlist
- 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

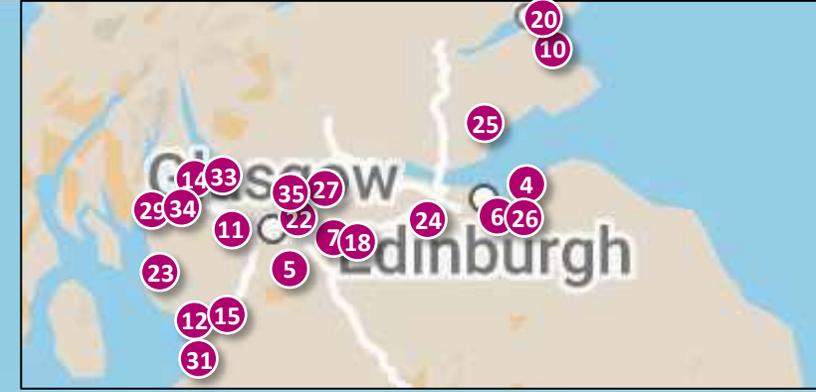
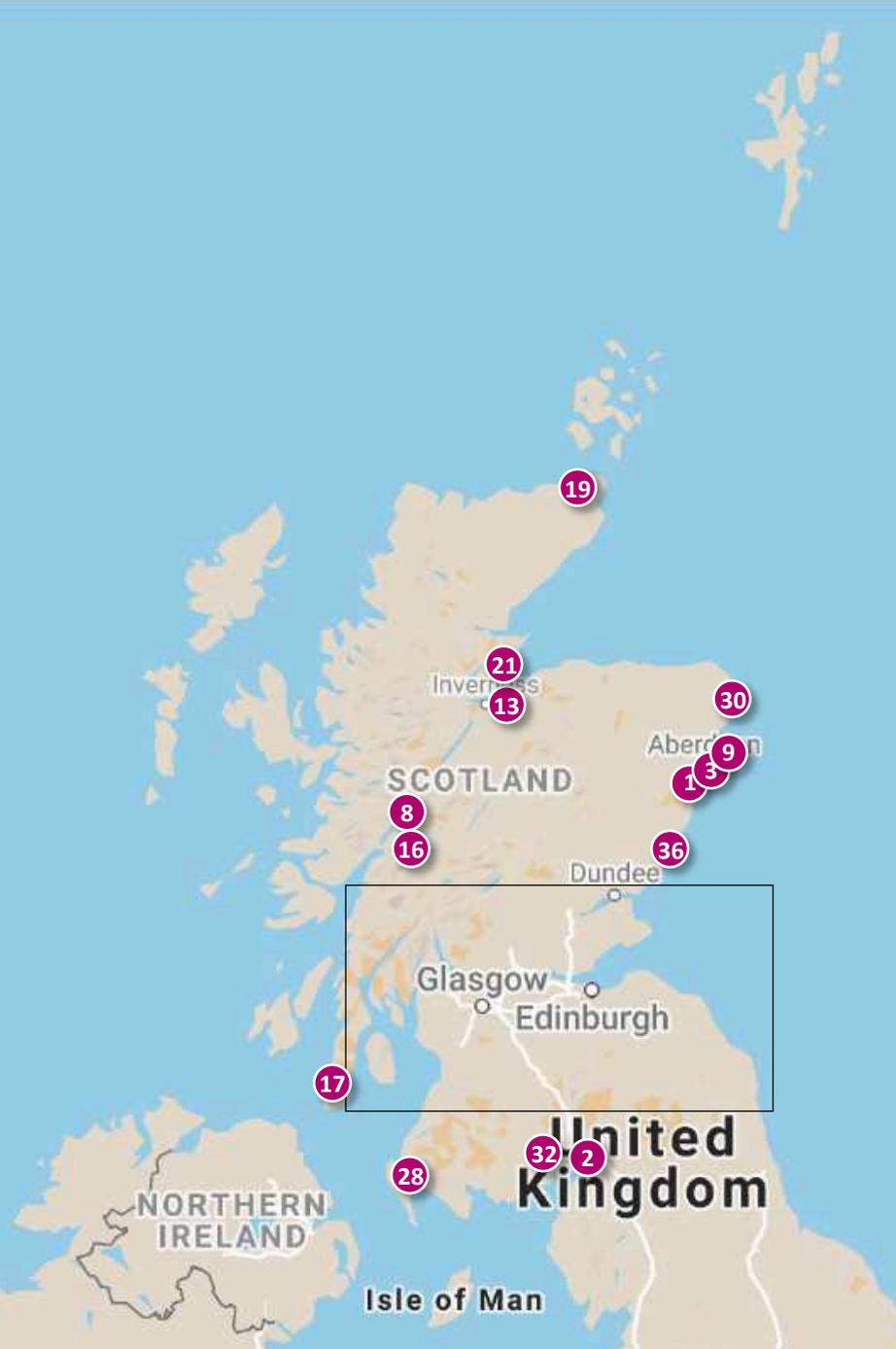
Stage 4, Site Shortlist Detailed Scoring

- 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 LONGLIST

OVERVIEW

- 1 Badentoy North, Nr Aberdeen
- 2 Chapelcross, Annan
- 3 City South, Aberdeen
- 4 Cockenzie Power Station, East Lothian
- 5 East Kilbride Technology Park
- 6 Edinburgh Bioquarter
- 7 EuroCentral, Nr Airdrie
- 8 Fort William Hydro Site / Carrs Corner
- 9 Gateway Business Park, Nr Aberdeen
- 10 Guardbridge, Fife
- 11 Hillington Park, Glasgow
- 12 i3, Irvine
- 13 Inverness Campus
- 14 Kilmahew Film Studios, Nr Dumbarton
- 15 Kilmarnock Moorfield Industrial Park
- 16 Kinlochleven, Highlands
- 17 Machrihanish, Campbeltown
- 18 Maxim Business Park, Nr Airdrie



- 19 Meygen Data Centre, Caithness
- 20 Michelin Scotland Innovation Park, Dundee
- 21 Nigg Energy Park, Highlands
- 22 Nova Business Park, Nr Glasgow
- 23 Peel Ports Hunterston, West Kilbride
- 24 Pyramids Data Centre, Bathgate
- 25 Queensway Park Data Centres, Glenrothes
- 26 Salter's Business Park / Edinburgh Caledonian Film Studio
- 27 St. Mungo's Cumbernauld
- 28 Stranraer
- 29 The Faulds Building, Nr Gourock
- 30 Upperton Industrial Estate, Peterhead
- 31 UWS Ayr Campus
- 32 UWS Dumfries Campus
- 33 Vale of Leven Industrial Estate, Nr Dumbarton
- 34 Valley Park Greenock
- 35 Westerhill Business Park, Nr Glasgow
- 36 Zero Four, Montrose

LONGLIST SUMMARY

MATRIX SCORING

No.	Site Name	Land scale	Power Supply	Connectivity	Renewable Power	Resilience / Hazards	Unique Story
1	Badentoy North, N ^r Aberdeen	Green	Yellow	Yellow	Red	Green	Red
2	Chapelcross, Annan	Green	Green	Green	Green	Yellow	Green
3	City South, Aberdeen	Yellow	Yellow	Yellow	Red	Green	Red
4	Cockenzie Power Station, East Lothian	Green	Green	Green	Green	Green	Green
5	East Kilbride Technology Park	Yellow	Yellow	Yellow	Red	Green	Red
6	Edinburgh BioQuarter	Yellow	Yellow	Yellow	Yellow	Green	Yellow
7	EuroCentral, N ^r Airdrie	Green	Yellow	Yellow	Red	Green	Yellow
8	Fort William Hydro Site / Carr Corners	Yellow	Green	Yellow	Green	Green	Green
9	Gateway Business Park, N ^r Aberdeen	Yellow	Yellow	Green	Red	Green	Red
10	Guardbridge, Fife	Yellow	Yellow	Yellow	Green	Green	Yellow
11	Hillington Bridge, Glasgow	Green	Yellow	Yellow	Red	Green	Red
12	i3, Irvine	Green	Green	Yellow	Yellow	Yellow	Green
13	Inverness Campus	Yellow	Yellow	Yellow	Red	Green	Yellow
14	Kilmahew Film Studios, N ^r Dumbarton	Green	Yellow	Yellow	Yellow	Yellow	Green
15	Kilmarnock Moorfield Industrial Park	Yellow	Yellow	Yellow	Red	Yellow	Red
16	Kinlockleven, Highlands	Yellow	Green	Yellow	Green	Green	Yellow
17	Machrihanish, Campbeltown	Green	Green	Yellow	Green	Green	Green
18	Maxim Business Park, N ^r Airdree	Green	Yellow	Yellow	Yellow	Green	Yellow

LONGLIST SUMMARY

MATRIX SCORING

No.	Site Name	Land scale	Power Supply	Connectivity	Renewable Power	Resilience / Hazards	Unique Story
19	MeyGen Data Centre, Caithness	Green	Green	Yellow	Green	Green	Green
20	Michelin Scotland Innovation Parc, Dundee	Green	Green	Yellow	Green	Yellow	Green
21	Nigg Energy Park, Highlands	Green	Yellow	Yellow	Green	Green	Yellow
22	Nova Business Park, N ^r Glasgow	Green	Yellow	Yellow	Red	Green	Red
23	Peel Ports Hunterston, West Kilbride	Green	Green	Yellow	Green	Yellow	Green
24	Pyramids Data Centre, Bathgate	Green	Green	Green	Yellow	Green	Green
25	Queensway Park Data Centres, Glenrothes	Green	Green	Yellow	Green	Green	Green
26	Salter's Business Park / Edinburgh Caledonian Film Studio	Yellow	Green	Green	Yellow	Green	Green
27	St. Mungo's Cumbernauld	Yellow	Yellow	Yellow	Red	Green	Red
28	Stranraer	Yellow	Yellow	Yellow	Red	Yellow	Red
29	The Faulds Building, N ^r Gourock	Red	Yellow	Yellow	Red	Green	Yellow
30	Upperton Industrial Estate, Peterhead	Green	Yellow	Yellow	Green	Green	Yellow
31	UWS Ayr Campus	Red	Red	Yellow	Red	Yellow	Yellow
32	UWS Dumfries Campus	Yellow	Yellow	Yellow	Yellow	Green	Yellow
33	Vale of Leven Industrial Estate, N ^r Dumbarton	Red	Yellow	Yellow	Red	Green	Red
34	Valley Park Greenock	Green	Green	Yellow	Yellow	Yellow	Yellow
35	Westerhill Business Park, N ^r Glasgow	Green	Yellow	Yellow	Red	Green	Red
36	Zero Four, Montrose	Green	Green	Yellow	Green	Green	Green

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.

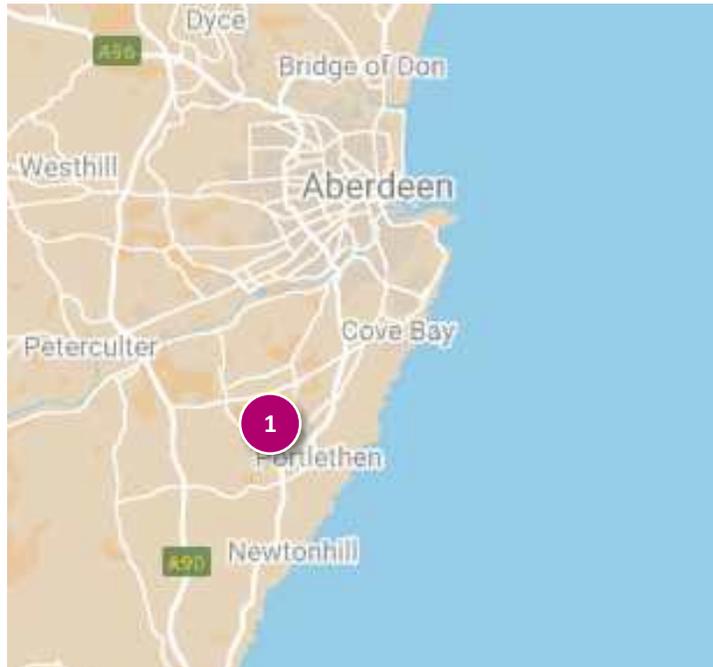
LONGLIST SITES

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BADENTOY NORTH

OVERVIEW

Site Overview	Badentoy North is an industrial park located South of Aberdeen. The park is well developed, with a large range of industrial units.				
Scale: Approx. 230 Acres	Power: TBC	Fibre: Openreach	Renewables: None observed	Hazards: None observed	Shortlist: No – individual plots have insufficient scale
TechRE Comments	There are multiple industrial units across Badentoy North which are currently available for lease or purchase. However, nearly all the industrial units across Badentoy North are small – offering no real scale to a data centre operator. We don't see sufficient demand to support a smaller facility, however it could be suitable for a small colocation provider.				



BADENTOY NORTH

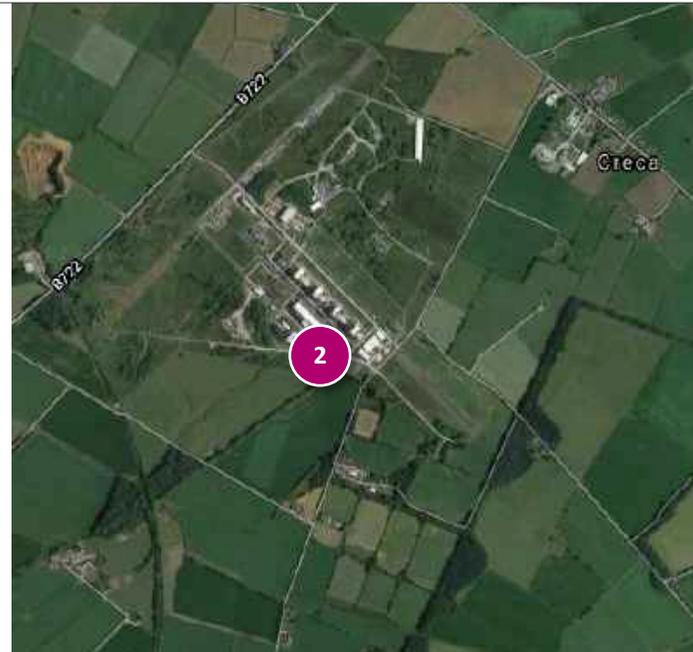
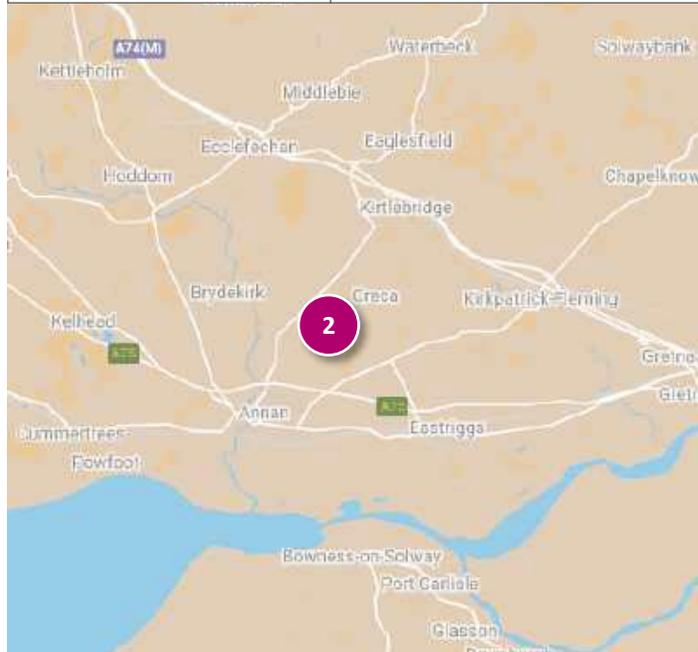
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CHAPELCROSS

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, Level 3	Renewables: Wind & Solar	Hazards: Ex Nuclear power station in decommissioning	Shortlist: Yes
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

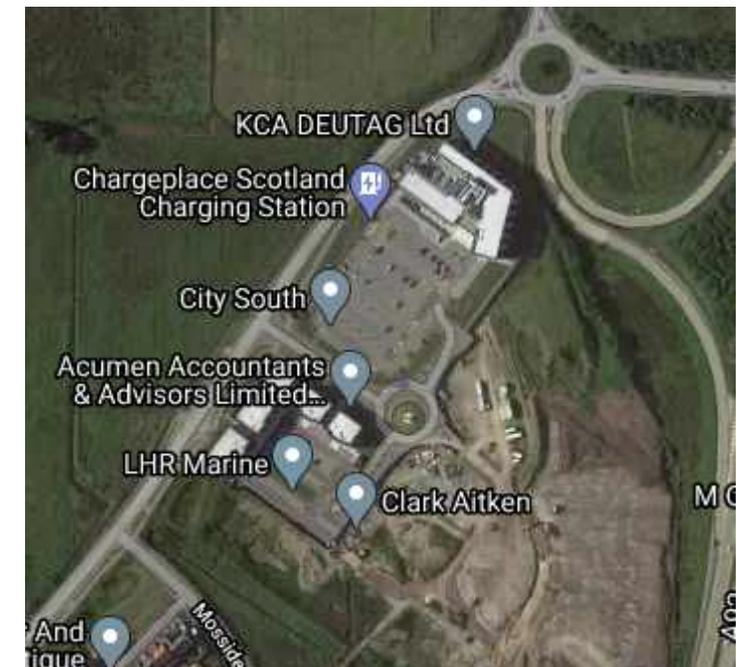
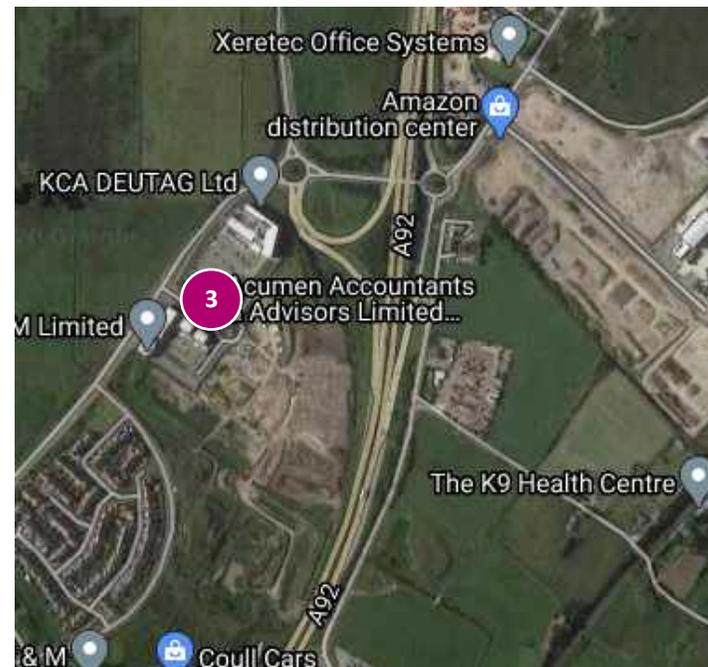
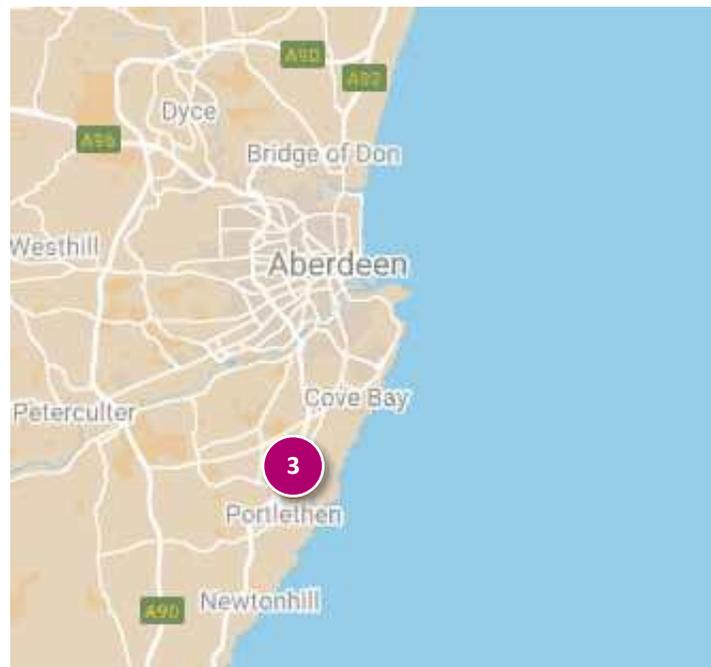
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CITY SOUTH, ABERDEEN

OVERVIEW

Site Overview	A new business park South of Aberdeen with a mixture of industrial units and office space.				
Scale: 6 Acres	Power: TBC – no significant power expected	Fibre: Fibre expected	Renewables: None observed	Hazards: None observed	Shortlist: No
TechRE Comments	Another business park in Aberdeen which could potentially have a data centre developed on site. No obvious renewables however and not much available land for real scale.				



CITY SOUTH, ABERDEEN

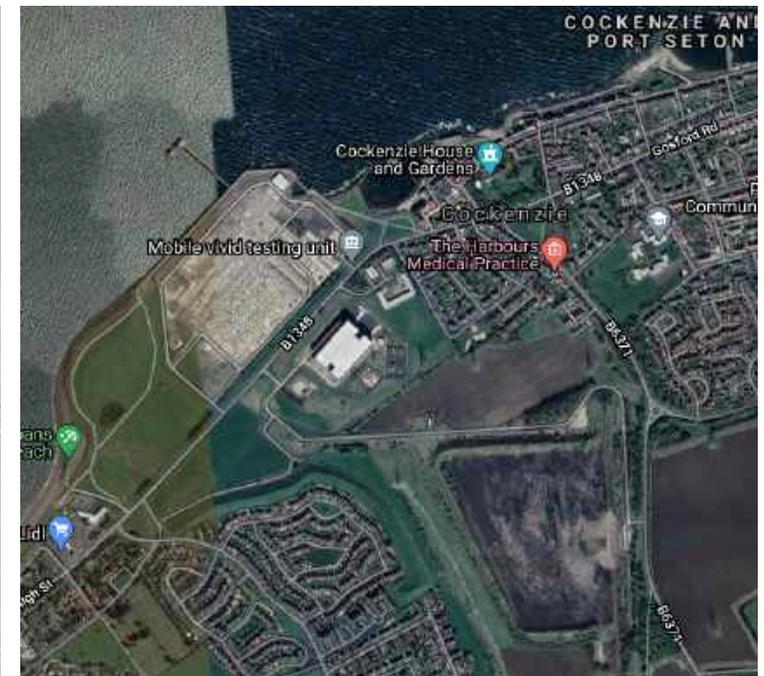
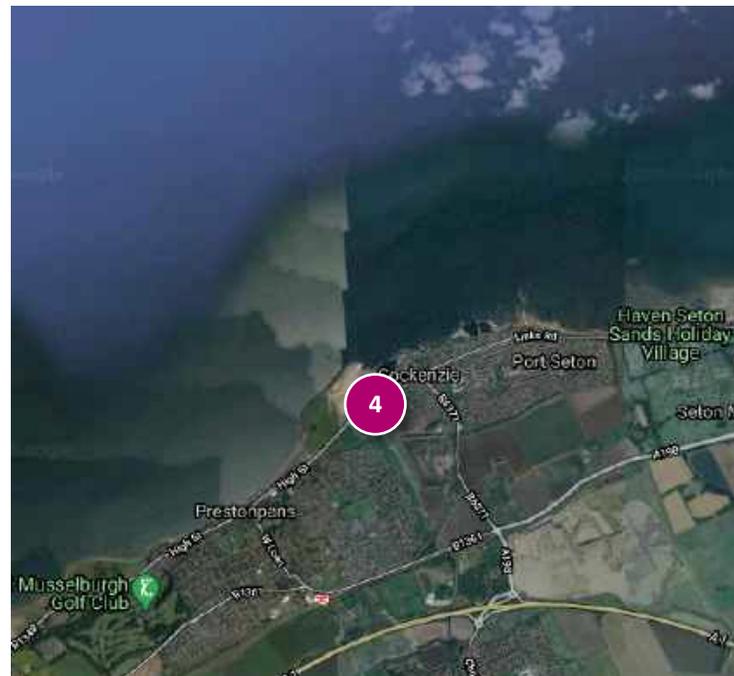
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COCKENZIE POWER STATION

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: Yes
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

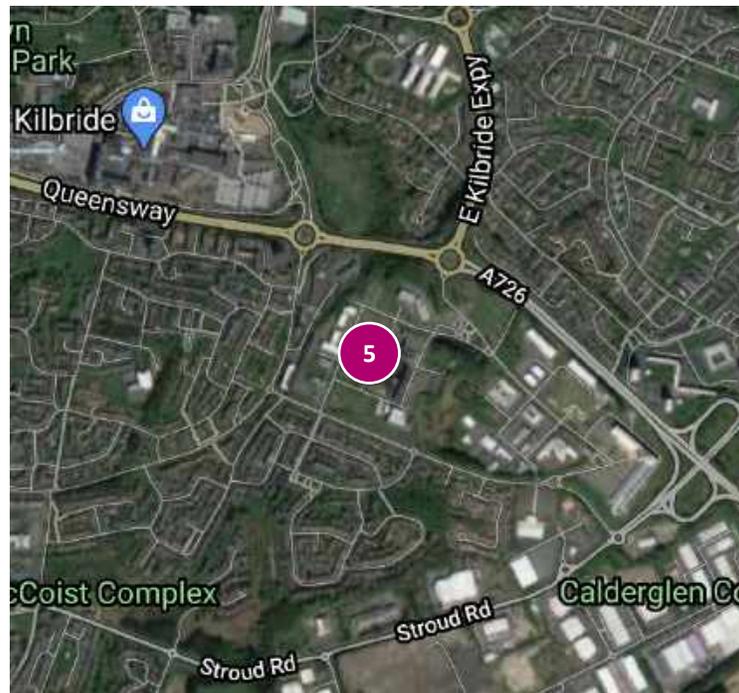
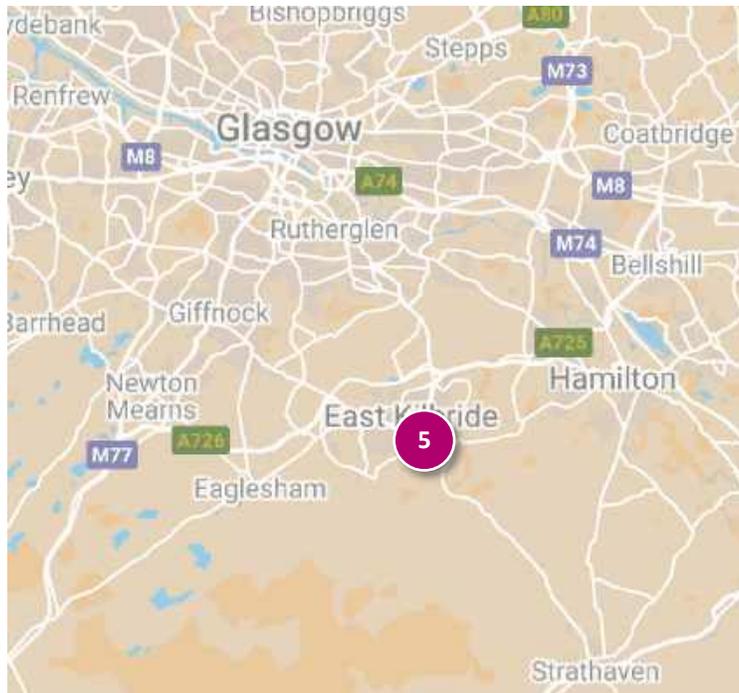
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EAST KILBRIDE TECHNOLOGY PARK

OVERVIEW

Site Overview	The Scottish Enterprise East Kilbride Technology Park, is home to a number of national and international occupiers and accommodates a wide range of businesses from start up to global leaders.				
Scale: 34 acres	Power: TBC	Fibre: Multiple fibre expected	Renewables: None	Hazards: None	Shortlist: No
TechRE Comments	Given location, technology focus and proximity to local college and large scale population, this would make a strong edge location but probably lacks scale and renewables for hyperscale use.				



EAST KILBRIDE TECHNOLOGY PARK

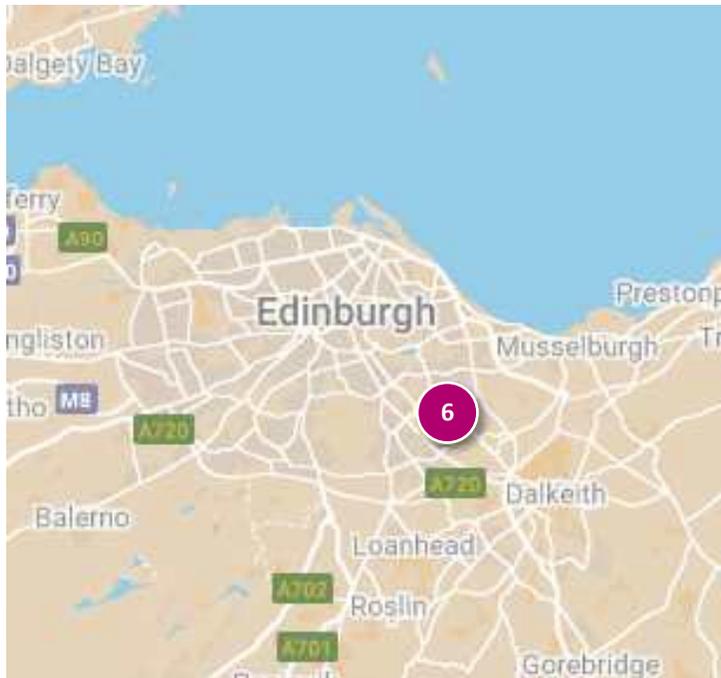
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EDINBURGH BIOQUARTER

OVERVIEW

Site Overview	A business park and college campus with additional sites for development.				
Scale: 33 Acres	Power: TBC	Fibre: Multiple fibre expected	Renewables: None nearby	Hazards: None observed	Shortlist: Potential
TechRE Comments	Edinburgh BioQuarter makes a compelling argument for data centre use in order to support the onsite research and medical businesses. Whilst the site does not offer large nearby renewables, this could be an excellent site for edge data centre use.				



EDINBURGH BIOQUARTER

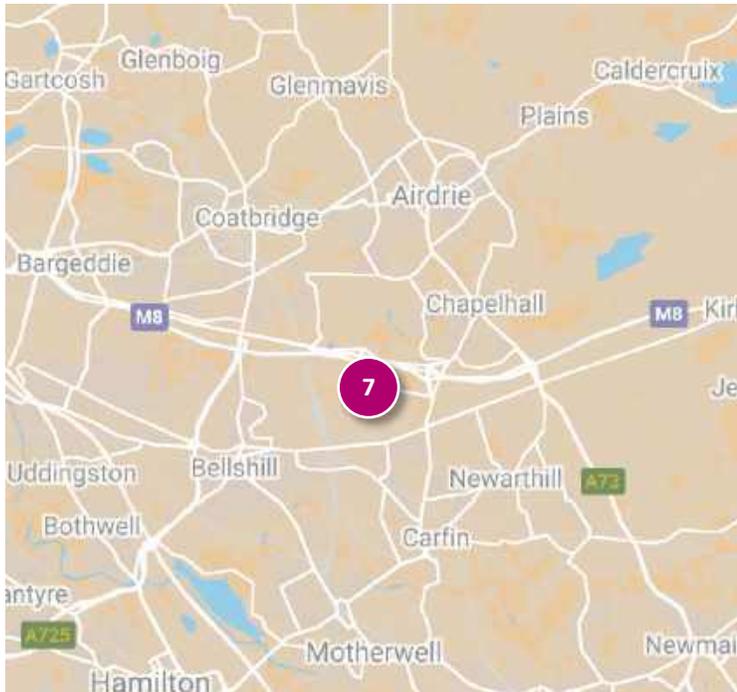
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EUROCENTRAL

OVERVIEW

Site Overview	Eurocentral is one of the largest industrial parks in Scotland located adjacent to the M8 and circa 12 miles from Glasgow. Multiple site options available. Railfreight centre and distribution hub.				
Scale: 650 Acres	Power: TBC	Fibre: Multiple fibre expected	Renewables: None	Hazards: None	Shortlist: Potential
TechRE Comments	Given location, scale and the road & rail network this could make a viable data centre location adjacent to distribution / fulfillment centres. Lacks large scale renewables.				



EUROCENTRAL

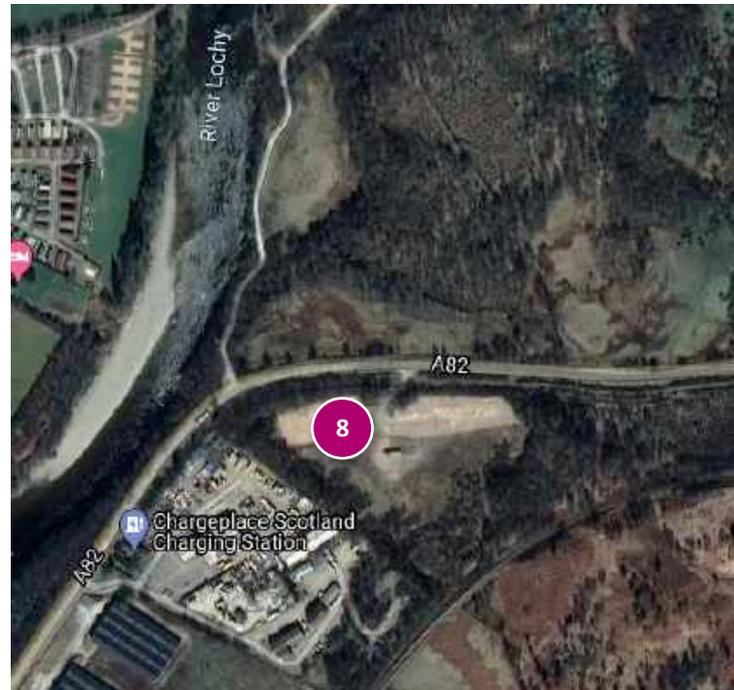
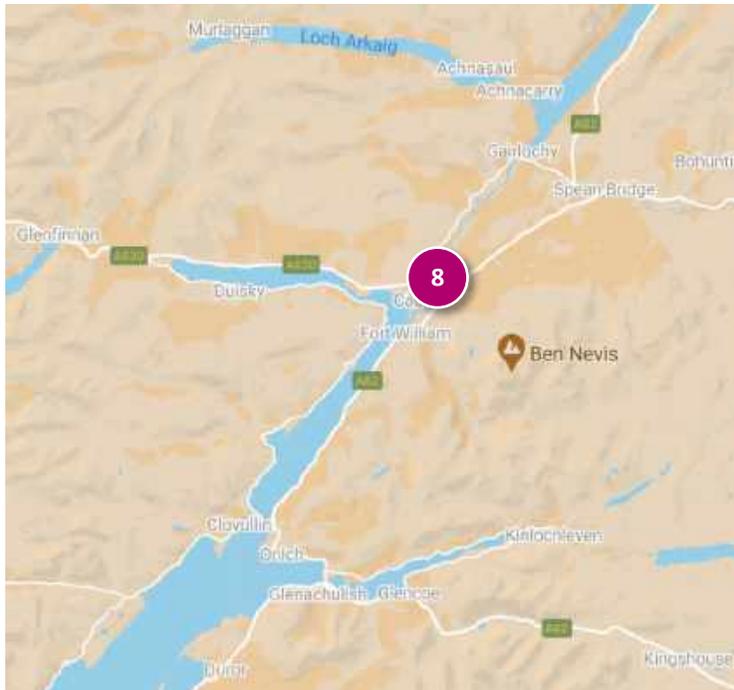
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FORT WILLIAM HYDRO SITE / CARR CORNERS

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	Shortlist: Yes
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

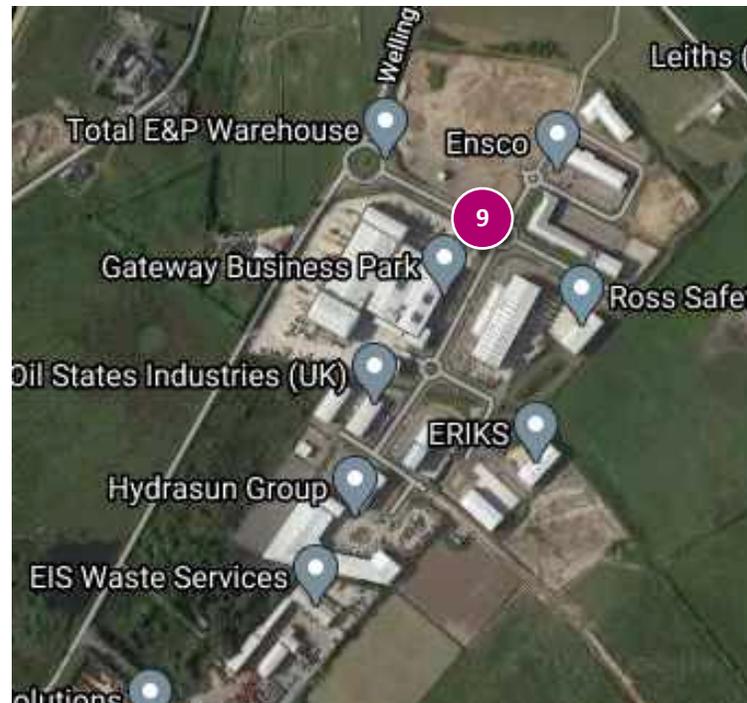
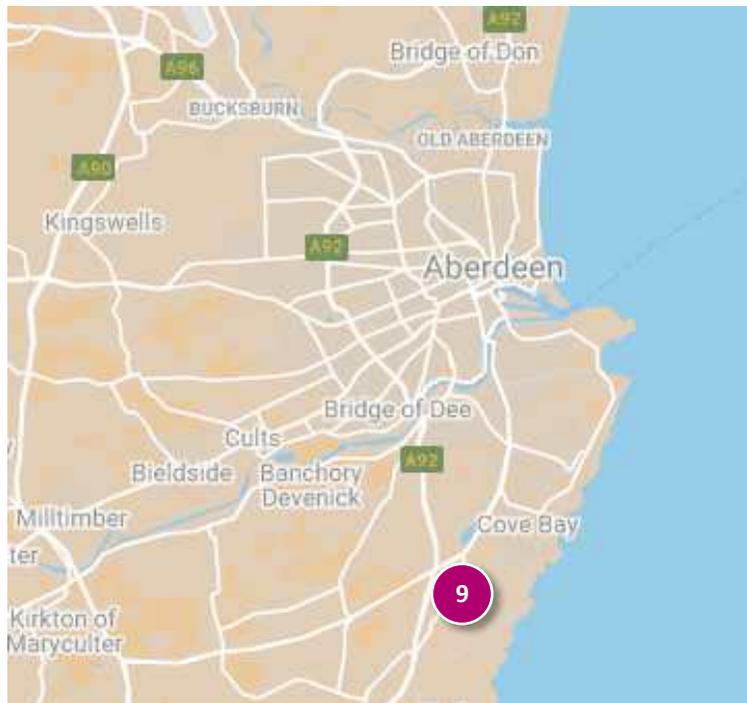
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GATEWAY BUSINESS PARK

OVERVIEW

Site Overview	A large business park in Aberdeen with large industrial units and oil & gas related tenants.				
Scale: 45 Acres	Power: TBC – power expected	Fibre: Fibre expected	Renewables: None	Hazards: None observed	Shortlist: No
TechRE Comments	A large industrial park with an Amazon distribution centre nearby, the site could work for data centre use however does not have any obvious renewable power.				



GATEWAY BUSINESS PARK

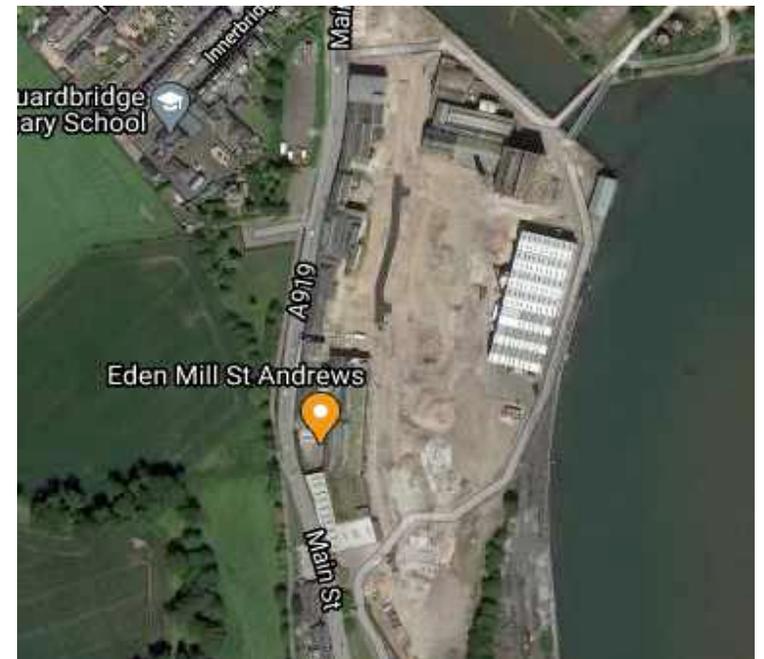
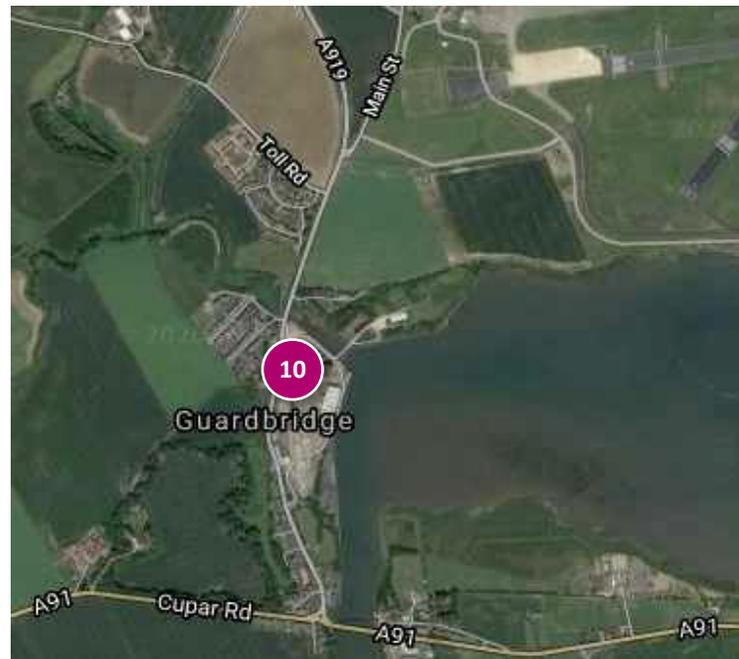
IMAGES



GUARDBRIDGE

OVERVIEW

Site Overview	Ex Printworks bought by St Andrews University for a variety of uses including potentially a data centre. The Eden Campus Energy Centre is central to the University's strategic drive to become the UK's first energy carbon neutral university.				
Scale: N/a	Power: TBC	Fibre: Openreach	Renewables: Wind Farm	Hazards: None	Shortlist: Potential
TechRE Comments	Potentially a very interesting site mixing research, academia plus the renewables provided by local wind farm. Possibly lacks sufficient scale for hyperscale or wholesale colocation use.				



GUARDBRIDGE

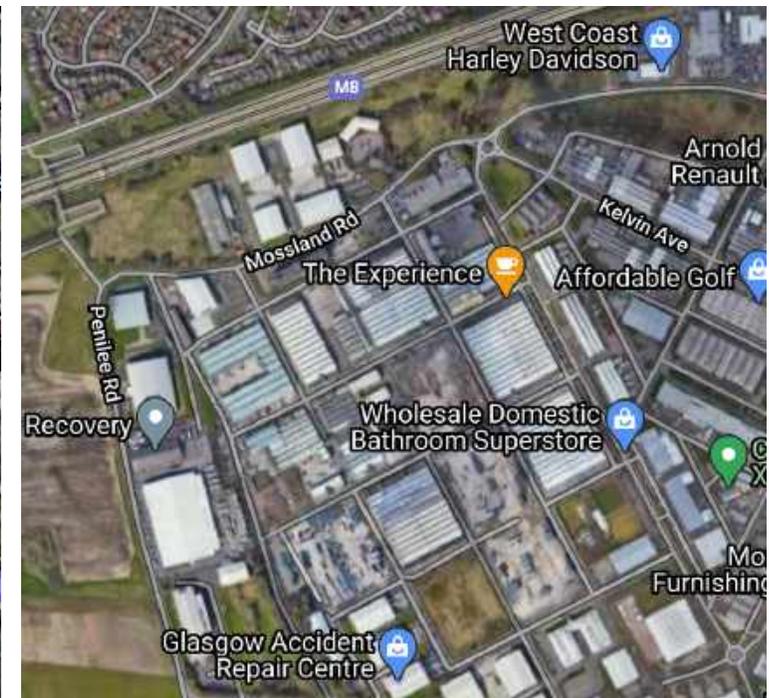
IMAGES



HILLINGTON PARK

OVERVIEW

Site Overview	Scotland's largest business park located adjacent to the M8 and close to both Glasgow city centre and Glasgow Airport. Multiple available sites.				
Scale: 2.3m sq.ft	Power: TBC	Fibre: Multiple fibre expected	Renewables: None	Hazards: None	Shortlist: Potential
TechRE Comments	Strong local demand base and an excellent location for an edge facility servicing Glasgow and west Scotland. Hillington already houses a Clydesdale Bank data centre facility. Lacks large scale renewables required to attract hyperscale.				



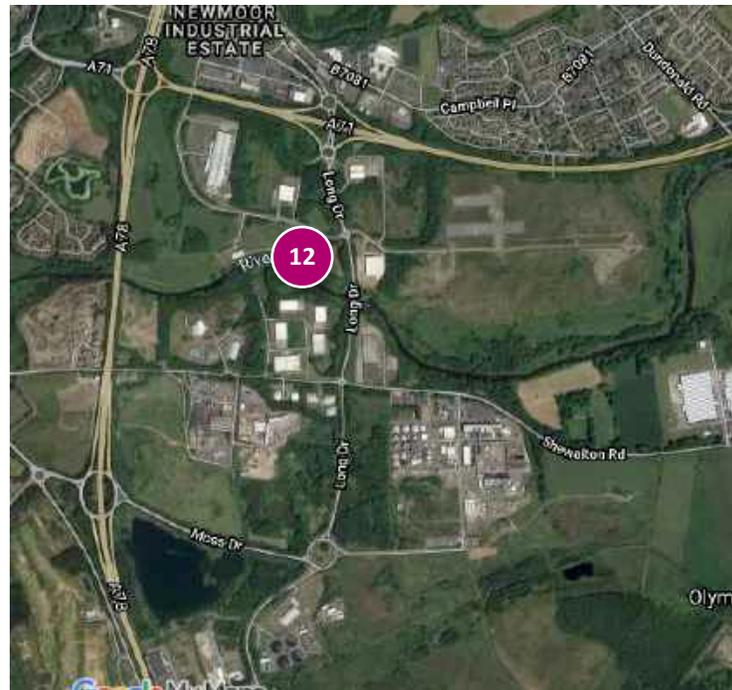
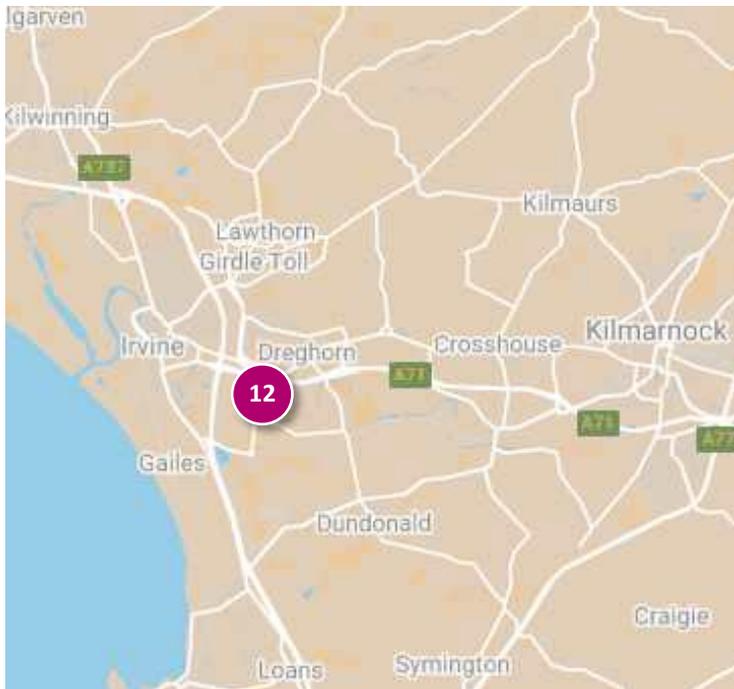
HILLINGTON PARK

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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	Shortlist: Yes
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

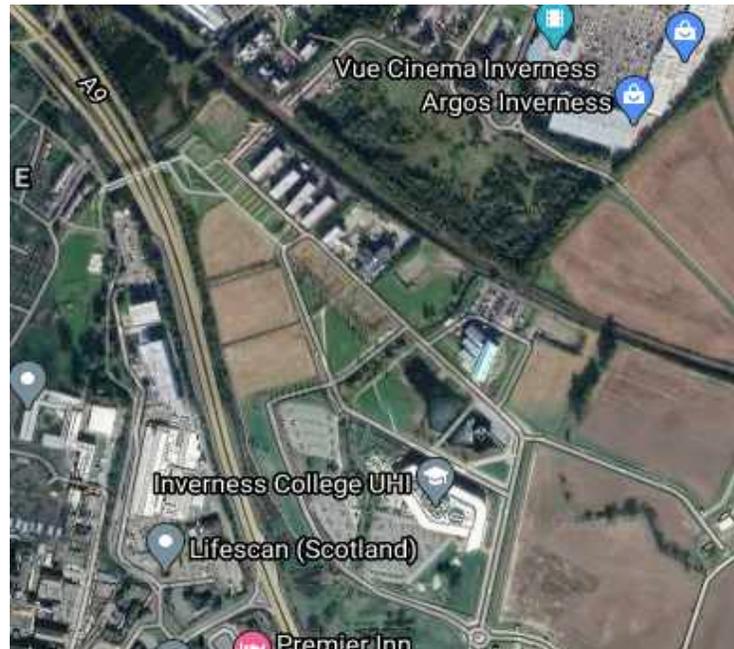
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INVERNESS CAMPUS

OVERVIEW

Site Overview	A business park and college campus with additional sites for development.				
Scale: 13 Acres	Power: TBC – no significant power expected	Fibre: Openreach	Renewables: None nearby	Hazards: None observed	Shortlist: No
TechRE Comments	According to our heatmaps Inverness is an obvious location for further data centre development. Inverness Campus offers a relatively central site with nearby Inverness College potentially offering an early customer to a new local facility.				



INVERNESS CAMPUS

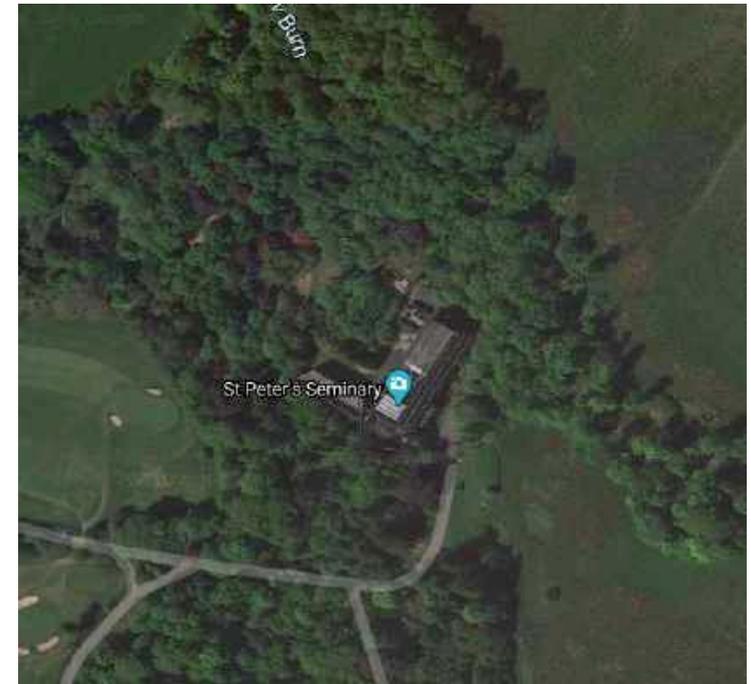
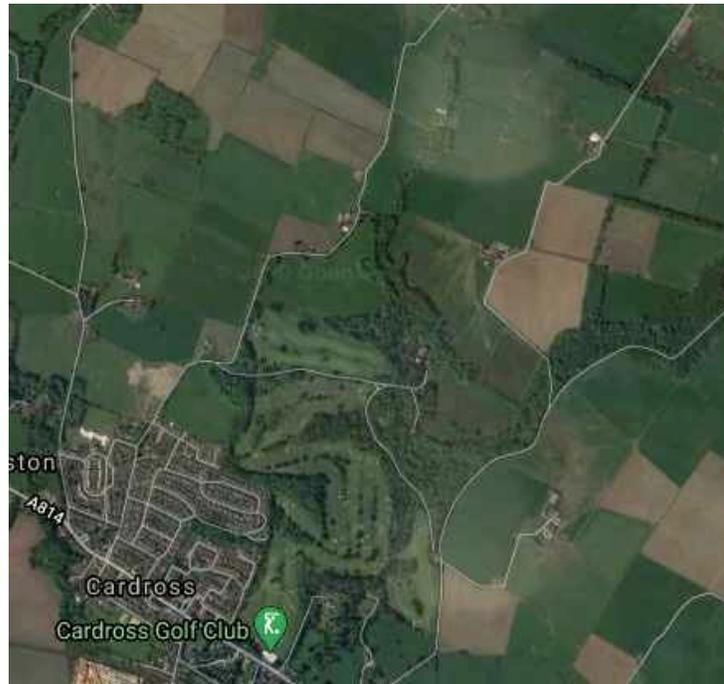
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KILMAHEW FILM STUDIOS

OVERVIEW

Site Overview	The Kilmahew Estate is in the planning stages of a significant re-development to cater for an international film studio. Starting with St. Peter's Seminary, the intention is to create an animation studio with a supporting data centre.				
Scale 140 Acres	Power: Estimated 14 MW	Fibre: Openreach and Virgin	Renewables: Hydro potential identified	Hazards: TBC	Shortlist: No
TechRE Comments	Currently in the early stages of planning, the Kilmahew film studios could offer a data centre operator a large anchor tenant in the form of an animation studio. The project is in discussion with well known US animation studios and is hoping to license some of the animation technology. There are also two burns identified underneath the site from which the developers intend to capture hydro-electricity to power the data centre and site.				



KILMAHEW FILM STUDIOS

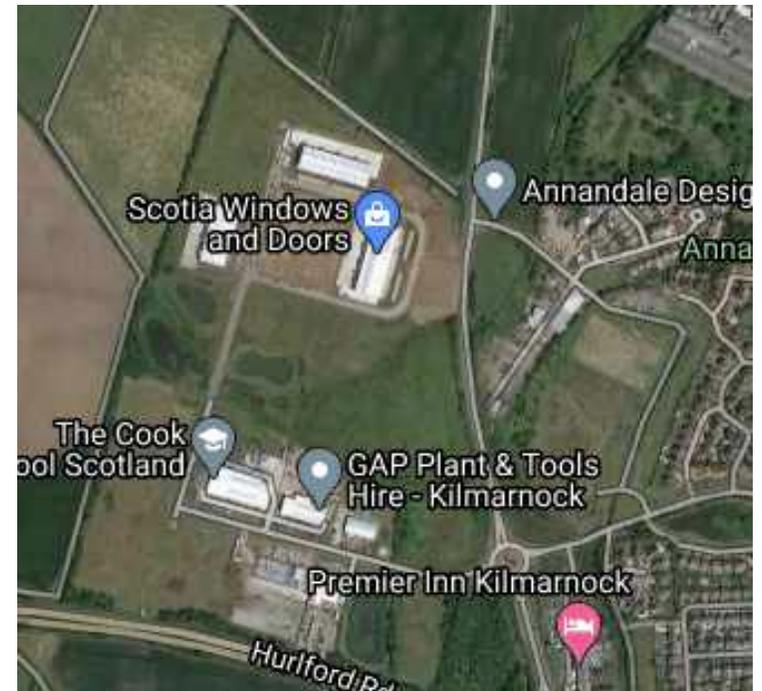
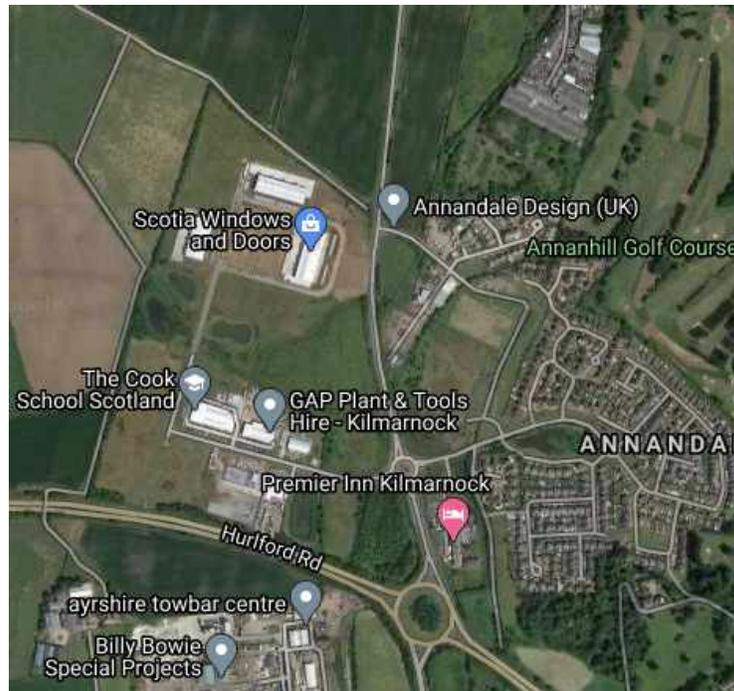
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KILMARNOCK MOORFIELD INDUSTRIAL PARK

OVERVIEW

Site Overview	A typical industrial park currently developing new industrial units.				
Scale: Plots available from 1 to 12 acres.	Power: TBC – power expected	Fibre: Openreach, City Fibre coming to Ayr nearby	Renewables: None observed	Hazards: Potential flooding with multiple ponds	Shortlist: No
TechRE Comments	Whilst Kilmarnock Moorfield Industrial Park offers plenty of potential space for data centre development, neither it, nor Kilmarnock, offers any obvious data centre demand.				



KILMARNOCK MOORFIELD INDUSTRIAL PARK

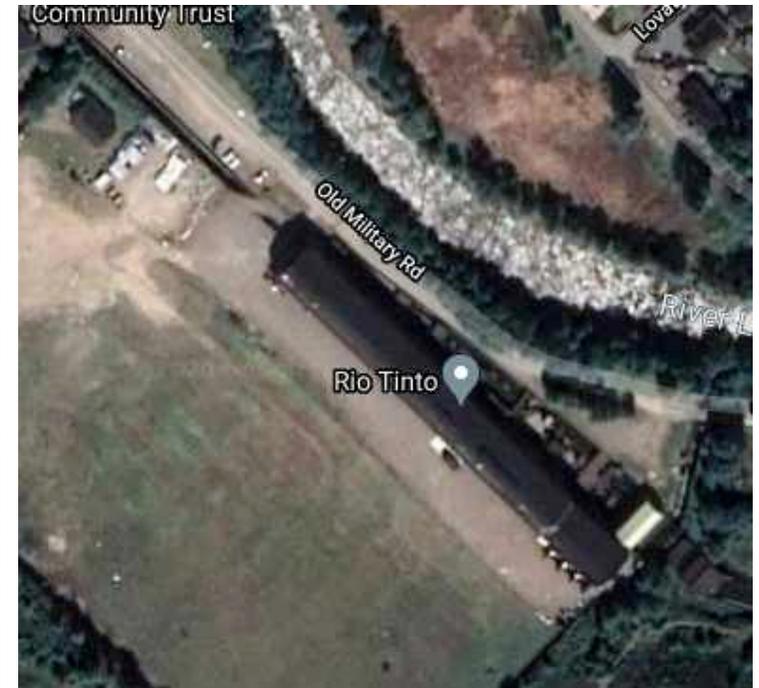
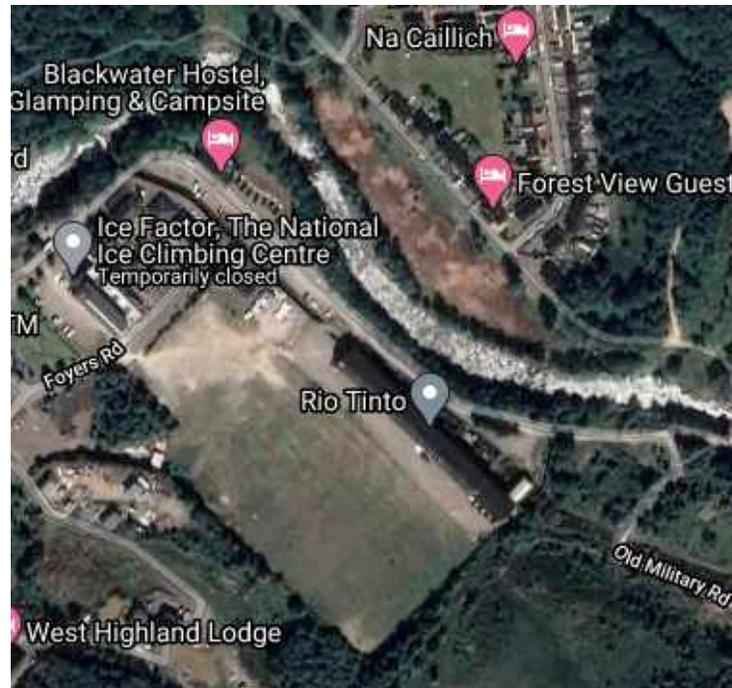
IMAGES



KINLOCHLEVEN

OVERVIEW

Site Overview	Site previously had an aluminium smelting plant with an adjacent hydro-powered scheme. The scheme provides over 20MW of continuous renewable hydro power at a significantly lower rate than grid.				
Scale: Approx. 6.5 Acres	Power: 23 MW continuous	Fibre: Limited fibre	Renewables: Hydro	Hazards: Potential flooding	Shortlist: No
TechRE Comments	Kinlochleven is able to offer a great renewables story to any data centre operator. However, due to its location and small roads accessing the village, we believe it would be challenging to bring in data centre equipment and to supply more fibre connectivity to the site.				



KINLOCHLEVEN

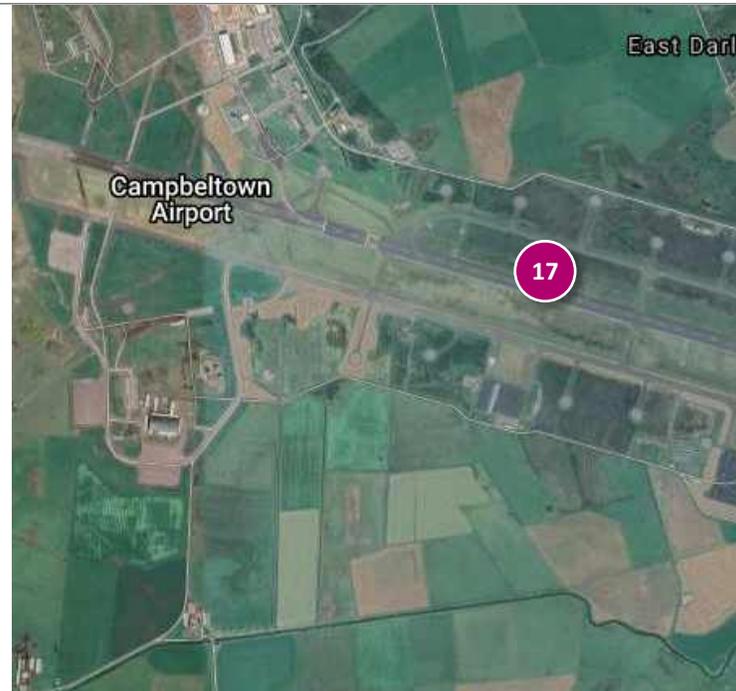
IMAGES



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	Shortlist: Yes
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

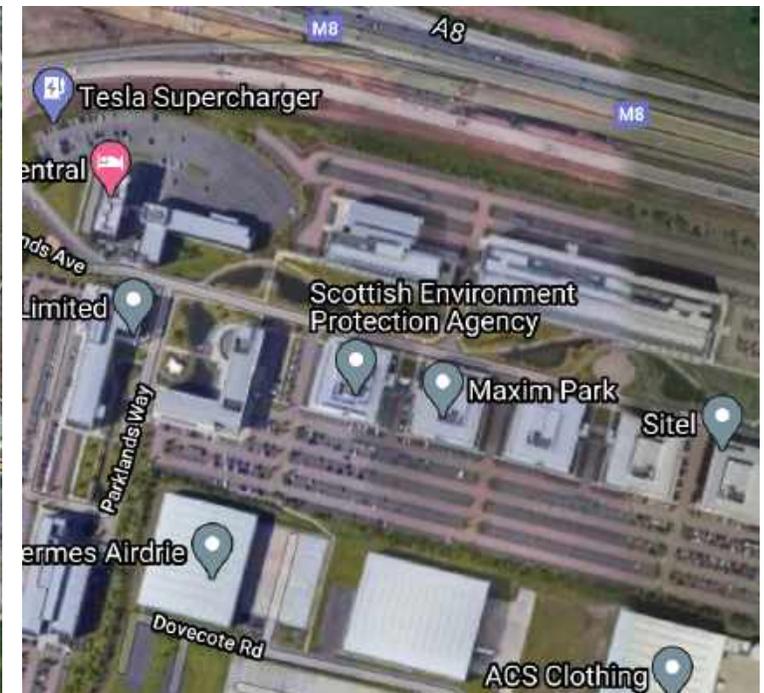
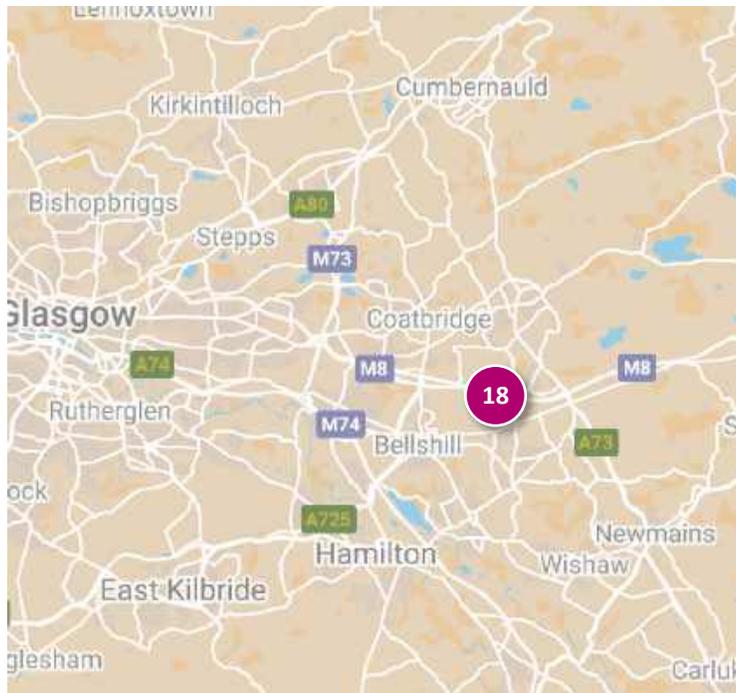
IMAGES



MAXIM BUSINESS PARK

OVERVIEW

Site Overview	Maxim Business Park is part of the wider Eurocentral project and includes 10 office buildings totaling over 700,000sq.ft. Speculatively built as part of regeneration scheme – most buildings remain empty.				
Scale: 756,000 sq.ft	Power: TBC	Fibre: Multiple fibre expected	Renewables: None	Hazards: None	Shortlist: Potential
TechRE Comments	If Maxim could confirm that floor loading and slab to slab ceiling heights meets Data Centre requirements and with the provision of large scale renewables, this could be an excellent powered shell campus – hyperscale ready.				



MAXIM BUSINESS PARK

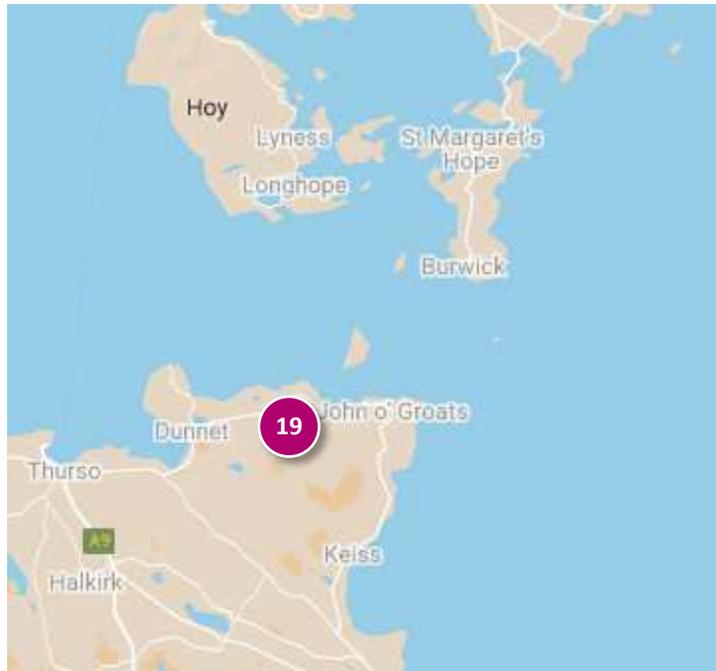
IMAGES



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	Shortlist: Yes
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 with 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



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: More due diligence required on flood risk	Shortlist: Yes
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



NIGG ENERGY PARK

OVERVIEW

Site Overview	Nigg Energy Park is predominantly focused on supporting the Oil & Gas industries, focusing on dry docks and oil rig support. The park is now considered an 'Energy Park' for its support as a Port for offshore wind farms.				
Scale: 173 Acres	Power: TBC	Fibre: Fibre expected	Renewables: Wind nearby	Hazards: Potential industrial	Shortlist: Potential
TechRE Comments	The park is focused on supporting the offshore wind farm industry and whilst the Port is currently industrial focused, Nigg Energy Park could become an excellent future data centre location taking power from upcoming offshore wind farms.				



NIGG ENERGY PARK

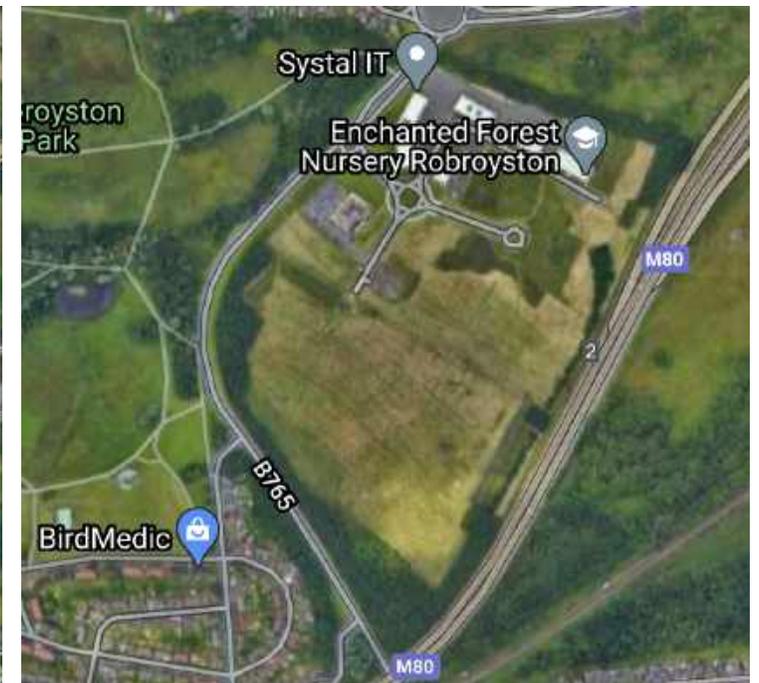
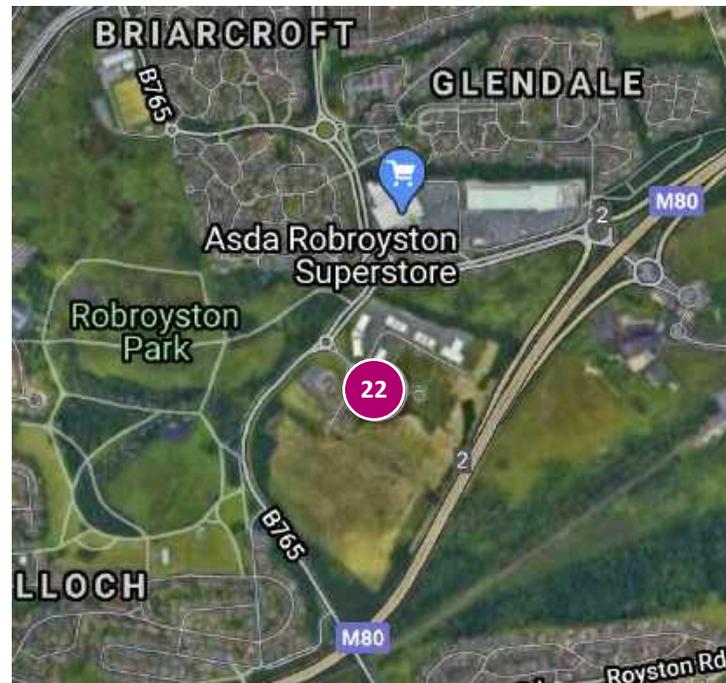
IMAGES



NOVA BUSINESS PARK

OVERVIEW

Site Overview	Business park located to the north east of Glasgow, minutes from J2, M80. Currently consists of a number of pavilion style offices, but space for larger new build developments.				
Scale: Approx. 200,000sq.ft plus	Power: TBC	Fibre: Multiple fibre expected	Renewables: None observed	Hazards: None observed	Shortlist: No
TechRE Comments	Good open space relatively near to Glasgow and 1.5m population in close proximity. No renewables and limited unique story for hyperscale. Possible edge location.				



NOVA BUSINESS PARK

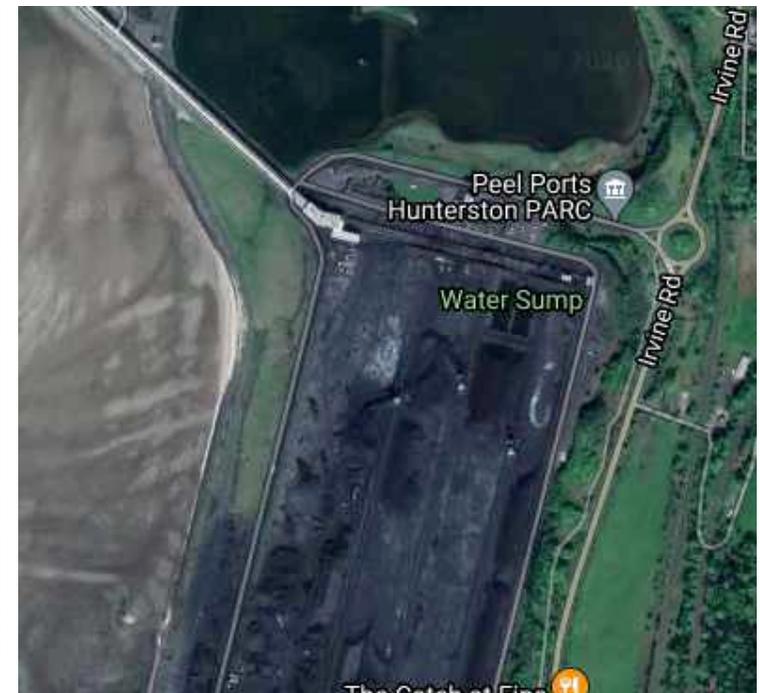
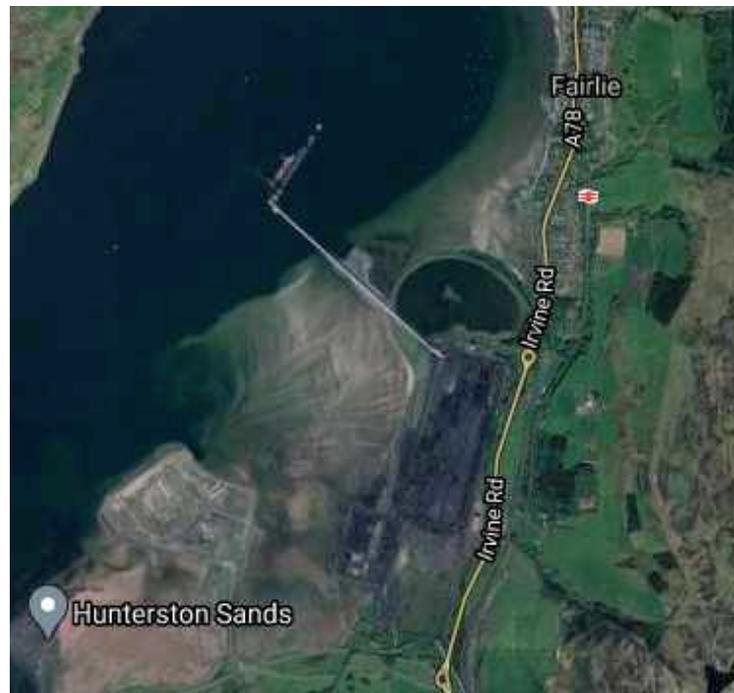
IMAGES



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 set available for the site	Shortlist: Yes
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

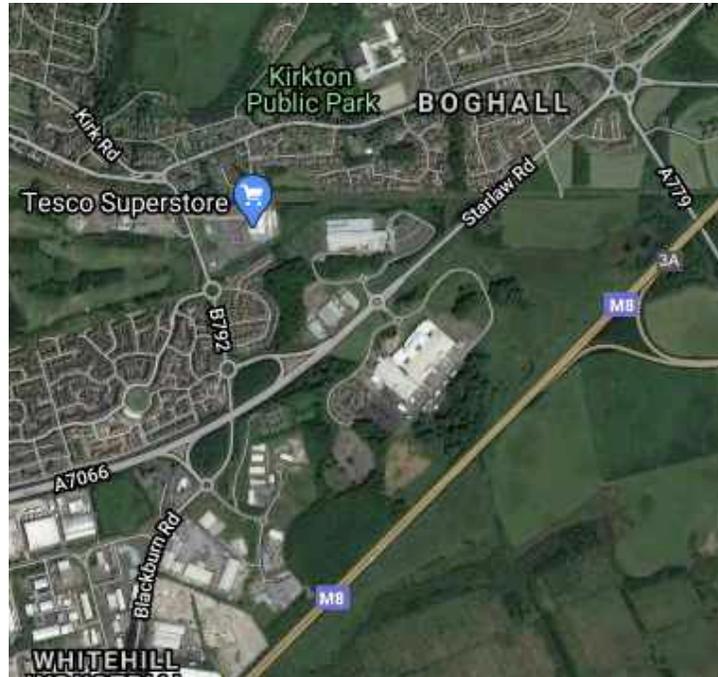
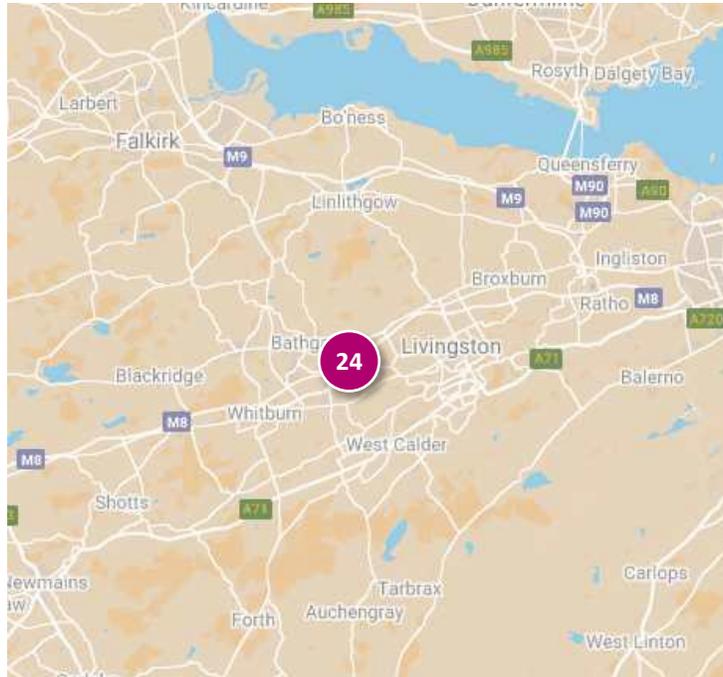
OVERVIEW



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	Shortlist: Yes
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

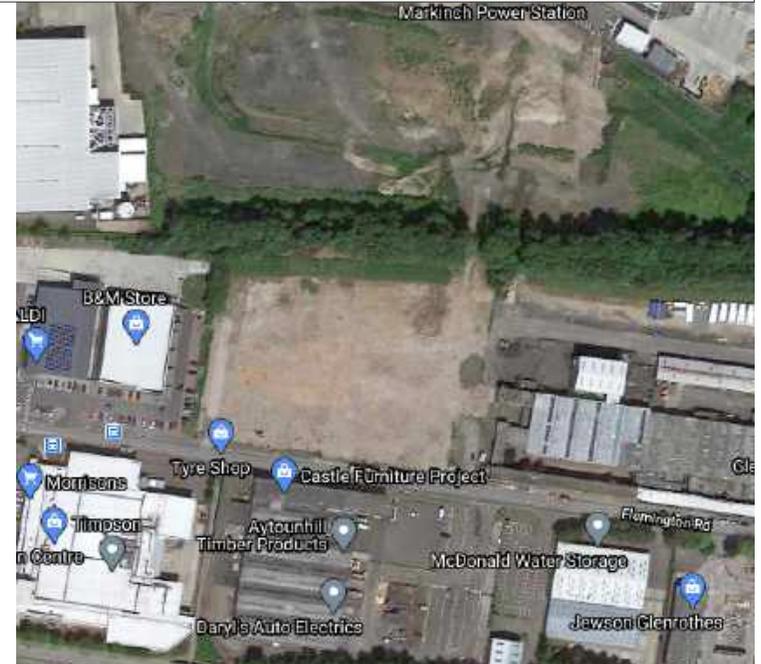
OVERVIEW



QUEENSWAY PARK DATA CENTRES

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	Shortlist: Yes
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				

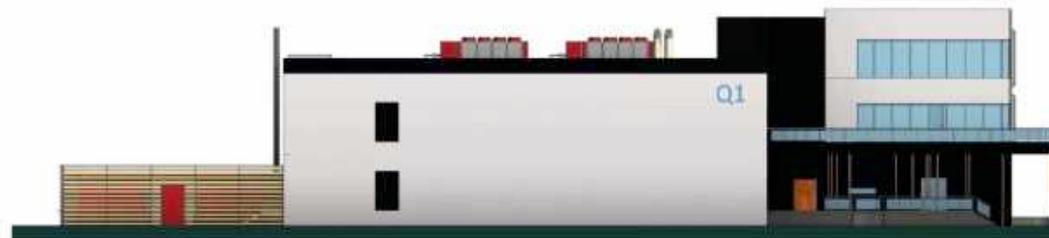


QUEENSWAY PARK DATA CENTRES

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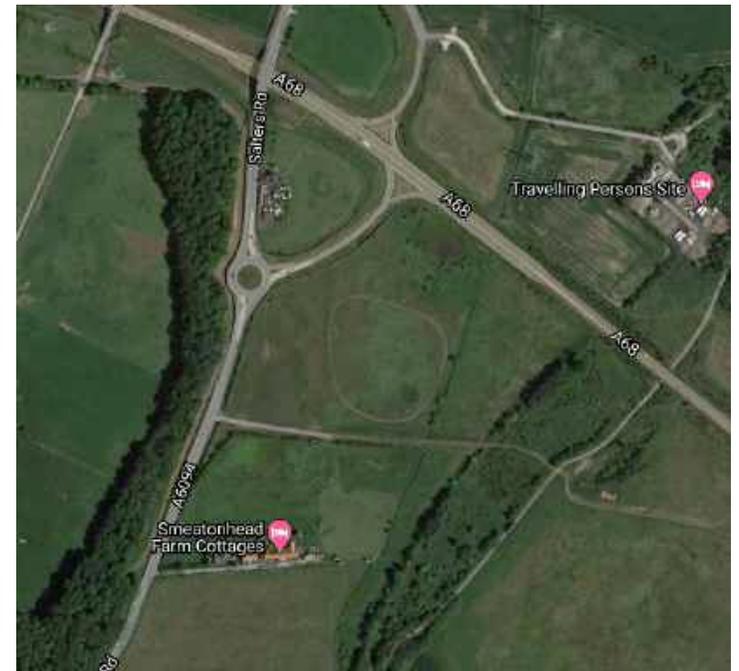
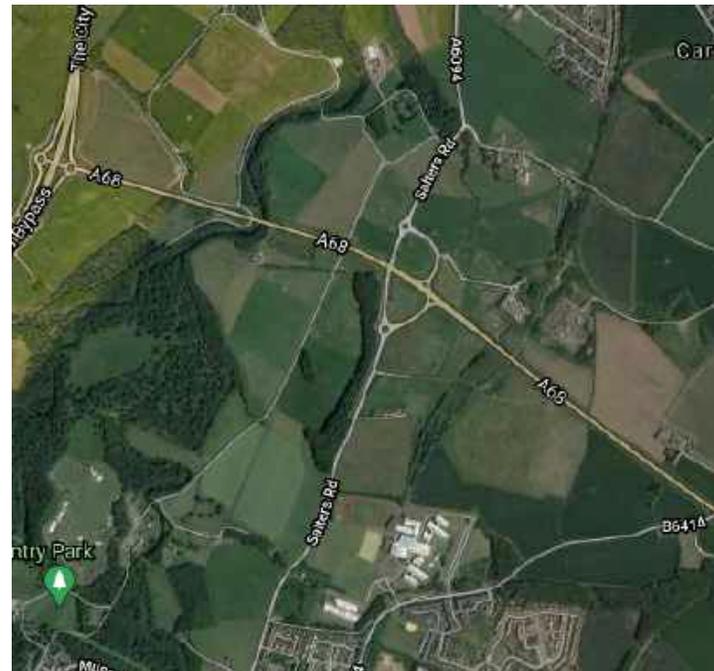
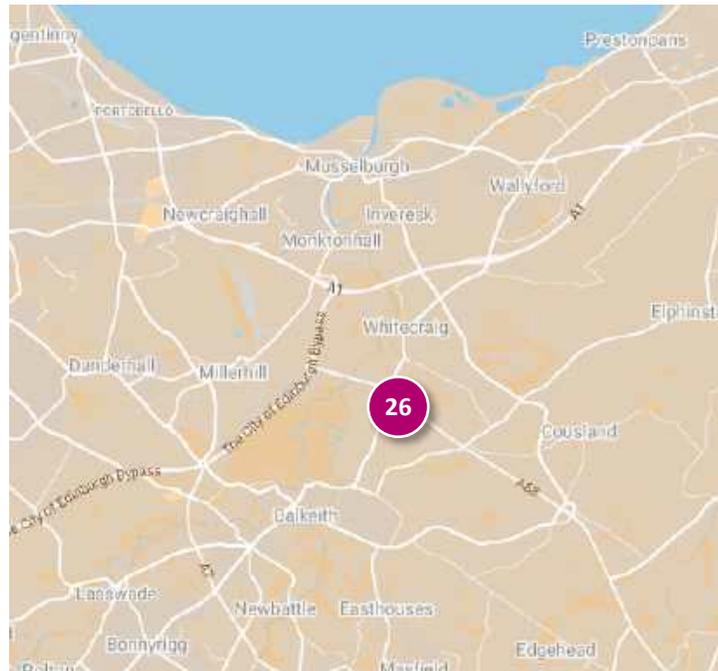
The proposed purpose built buildings.



SALTER'S BUSINESS PARK/EDINBURGH CALEDONIAN FILM STUDIO

IMAGES

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	Shortlist: Yes
TechRE Comments	The proposed data centre development is well situated to support the wider Edinburgh area and an 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

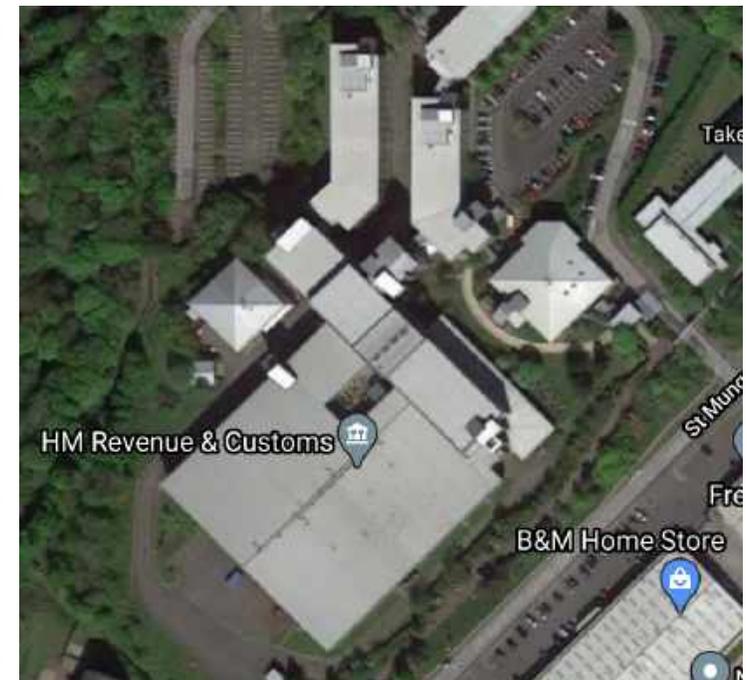
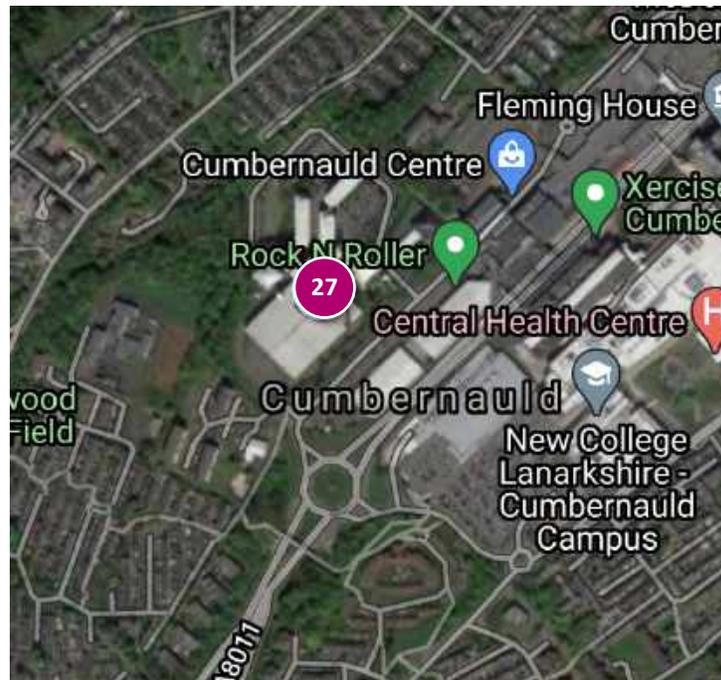
IMAGES



ST. MUNGO'S CUMBERNAULD

OVERVIEW

Site Overview	A substantial existing building located in the heart of Cumbernauld, currently occupied by HMRC which includes a operational data centre.				
Scale: 250,000 sq ft	Power: TBC	Fibre: Multiple fibre expected	Renewables: None observed	Hazards: None observed	Shortlist: No
TechRE Comments	Good location in central Scotland but building is not available for 2 years. Difficult to assess data centre refit opportunities without an inspection				



ST. MUNGO'S CUMBERNAULD

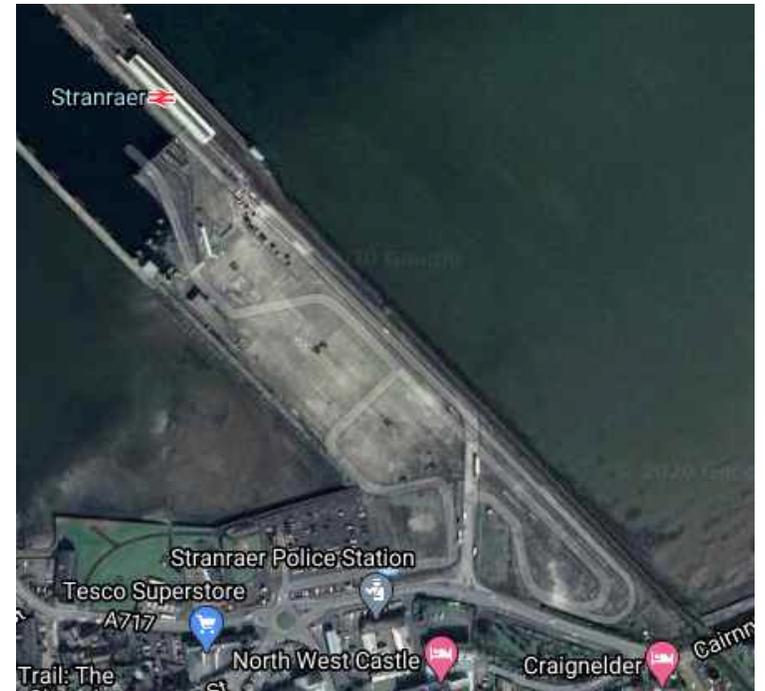
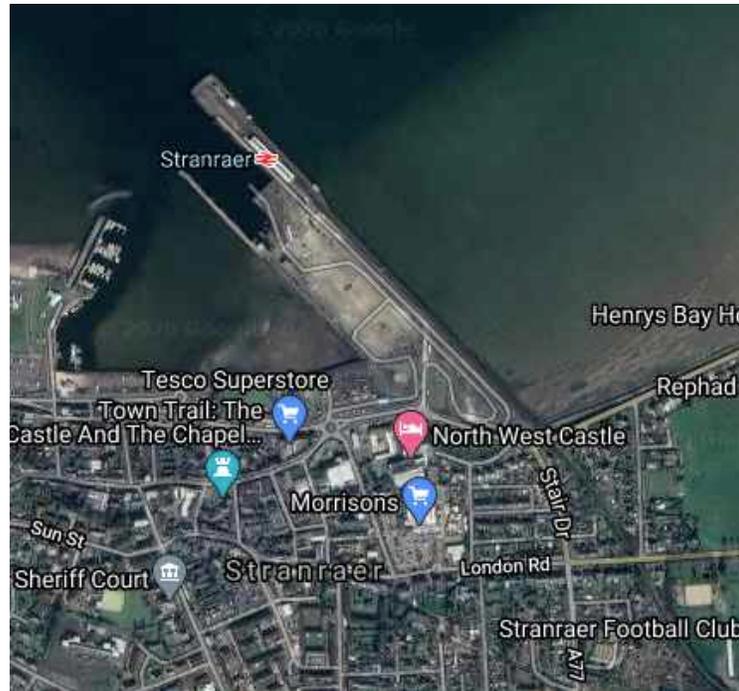
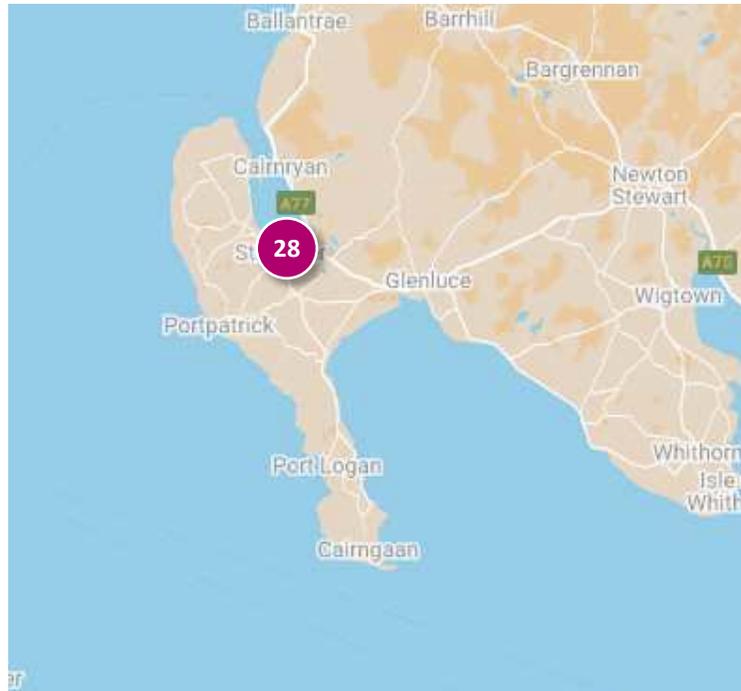
OVERVIEW



STRANRAER

OVERVIEW

Site Overview	Currently a hardstanding previously used for vehicle loading onto roll on/roll off car ferries.				
Scale: Approx. 12 acres	Power: TBC – no significant power expected	Fibre: Openreach	Renewables: None	Hazards: Flood potential	Shortlist: No
TechRE Comments	Whilst Stranraer is looking to be redeveloped using funds from the Borderlands Inclusive Growth Deal, the site does not seem to have sufficient data centre infrastructure or demand to support data centre development. Due to the sites location, it is also limited in terms of scale.				



STRANRAER

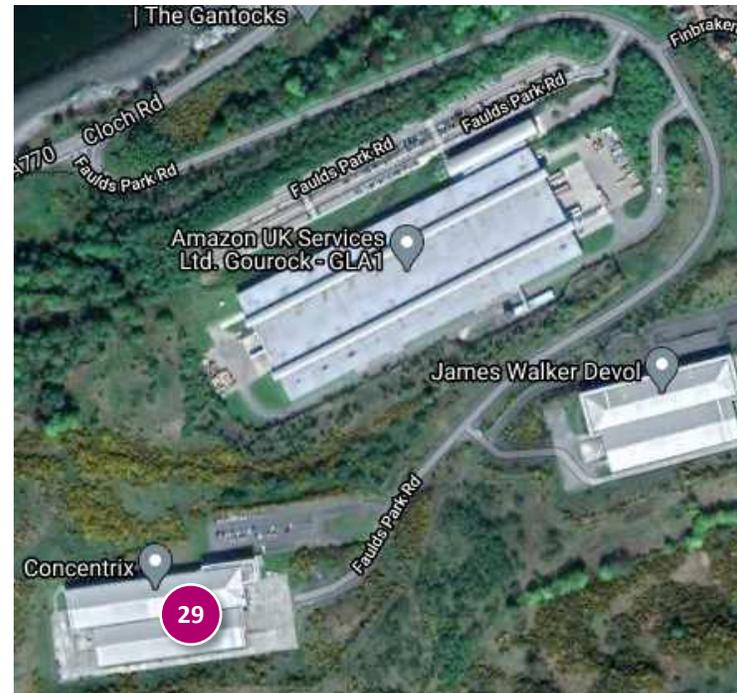
IMAGES



THE FAULDS BUILDING

OVERVIEW

Site Overview	A large industrial unit near Gourock.				
Scale: 126,000 sq ft	Power: TBC	Fibre: Openreach	Renewables: None observed	Hazards: None observed	Shortlist: No – insufficient scale
TechRE Comments	The Faulds Building is located next to a large Amazon logistics hub which is a benefit. However, this site is limited to the existing building and there is no easy access to renewables.				



THE FAULDS BUILDING

IMAGES



UPPERTON INDUSTRIAL ESTATE, PETERHEAD

OVERVIEW

Site Overview	A significant industrial site located near Peterhead, available for redevelopment.				
Scale: 30 Acres	Power: TBC	Fibre: Openreach	Renewables: Wind	Hazards: None observed	Shortlist: No – power is a concern
TechRE Comments	Upperton's biggest strength is the Hywind windfarm off the coast of Peterhead. The windfarm is expected to deliver 30MW but not enough scale for hyperscale use				



UPPERTON INDUSTRIAL ESTATE, PETERHEAD

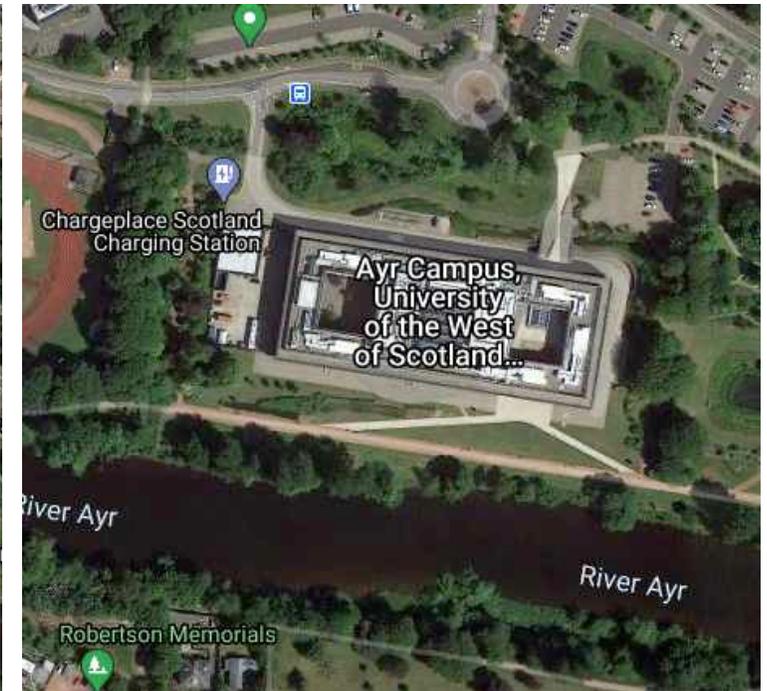
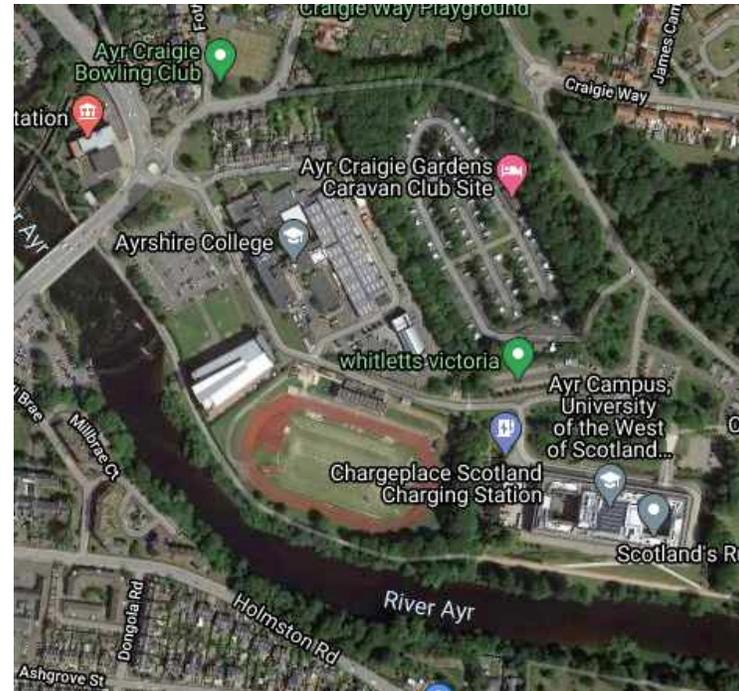
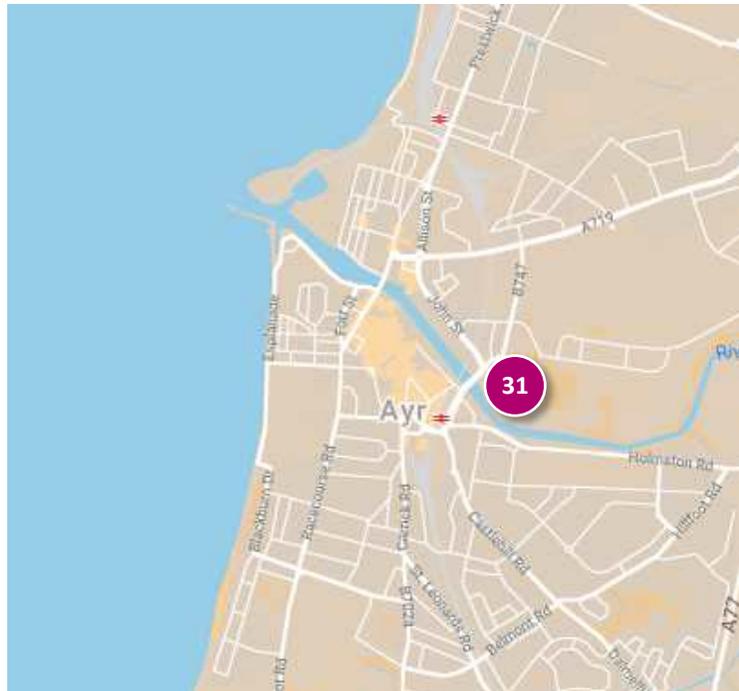
IMAGES



UWS AYR CAMPUS

OVERVIEW

Site Overview	One of University of West Scotland's campuses, the campus is typically the study place to over 2,000 students along with student accommodation.				
Scale: Limited observed space	Power: TBC – no significant power expected	Fibre: Multiple fibre expected	Renewables: None	Hazards: Flood potential	Shortlist: No
TechRE Comments	Whilst the site offers a potential data centre customer from the University, the campus is quite small and would suit an edge data centre facility.				



UWS AYR CAMPUS

IMAGES



UWS DUMFRIES CAMPUS

OVERVIEW

Site Overview	An 80 acre estate with a University of West Dumfries campus and a business park situated on the estate.				
Scale: 80 Acres	Power: TBC – no significant power expected	Fibre: Openreach	Renewables: Wind nearby	Hazards: None observed	Shortlist: No
TechRE Comments	This site would be well suited for an edge data centre. The mixture of university campus, business park and local college will all have a small degree of hosting requirements. In addition, Dumfries and Galloway has lots of excess wind power being generated currently. However, the site won't accommodate a large scale facility.				



UWS DUMFRIES CAMPUS

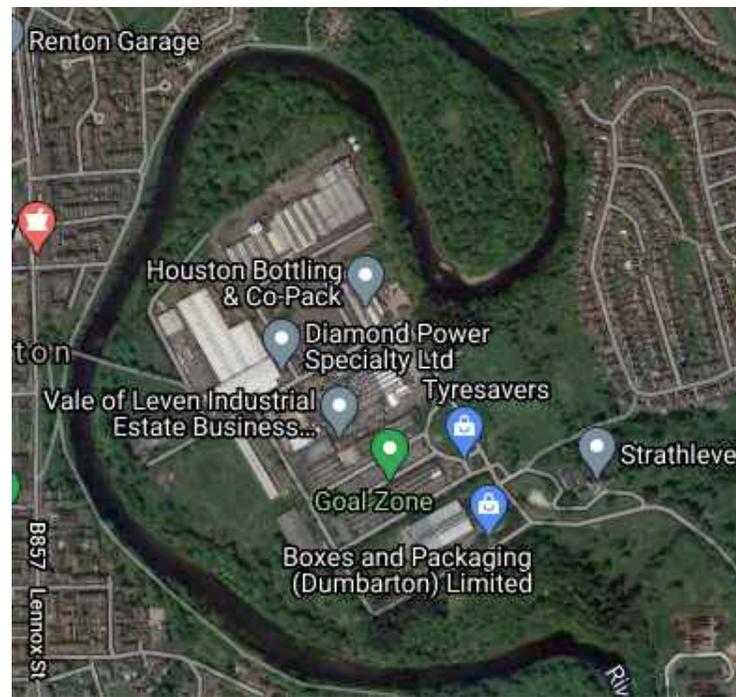
IMAGES



VALE OF LEVEN INDUSTRIAL ESTATE

OVERVIEW

Site Overview	A small business park with small industrial units available				
Scale: 45 Acres	Power: Multiple buildings/different power	Fibre: Openreach	Renewables: None observed	Hazards: None observed	Shortlist: No – Individual plots offer limited scale.
TechRE Comments	The Vale of Leven does not offer sufficient scale for data centre development and has no obvious renewables opportunities, although may offer potential for an edge facility				



VALE OF LEVEN INDUSTRIAL ESTATE

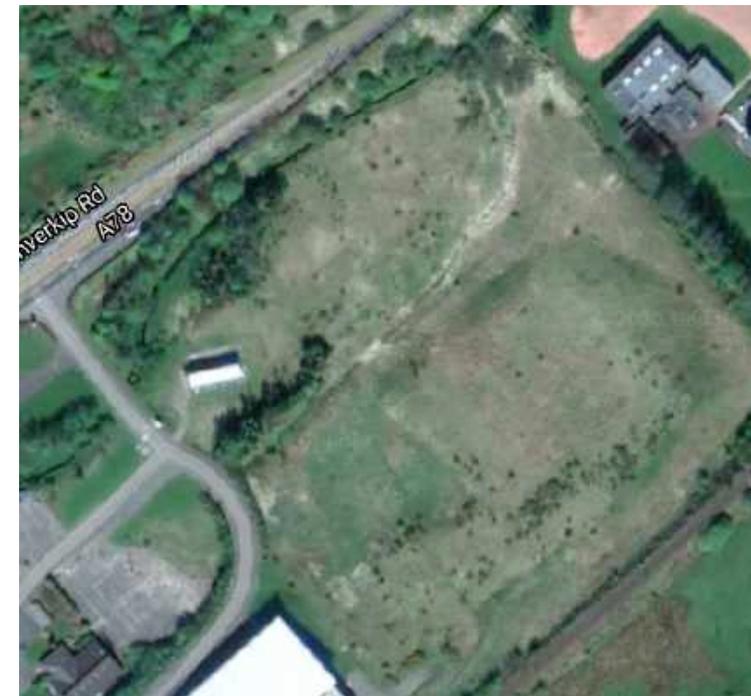
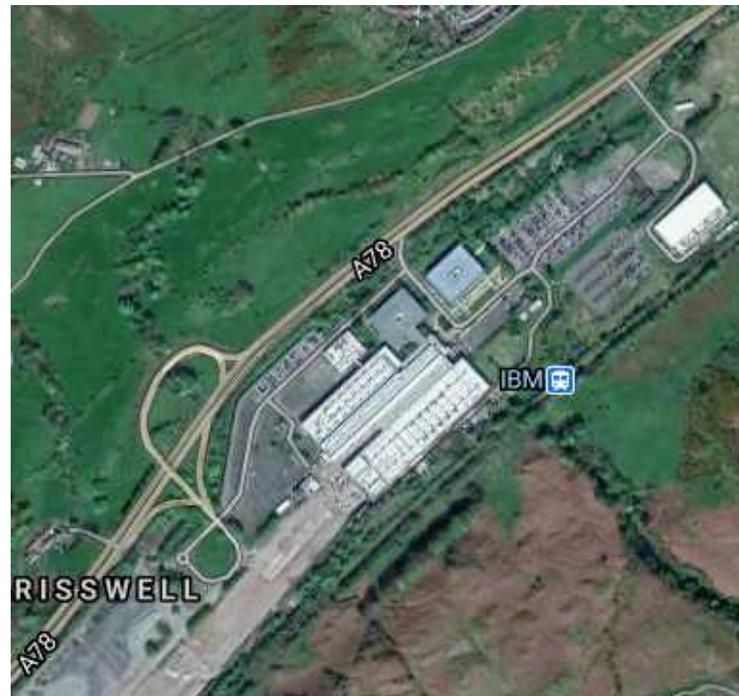
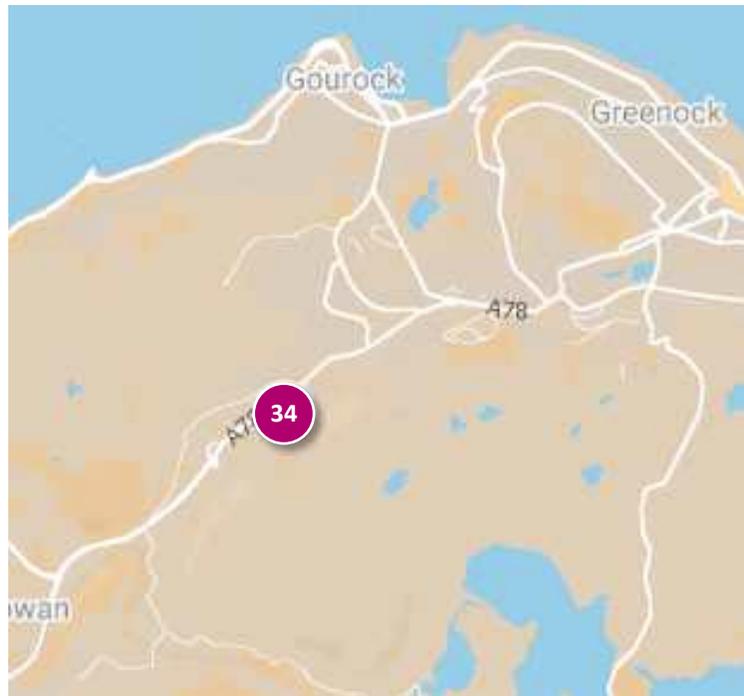
IMAGES



VALLEY PARK GREENOCK

OVERVIEW

Site Overview	An ex IBM factory with adjacent railway station.				
Scale: 13.5 Acres	Power: TBC	Fibre: Openreach	Renewables: None observed	Hazards: None observed	Shortlist: No
TechRE Comments	A good site with development potential but lacks a clear renewables plan.				



VALLEY PARK GREENOCK

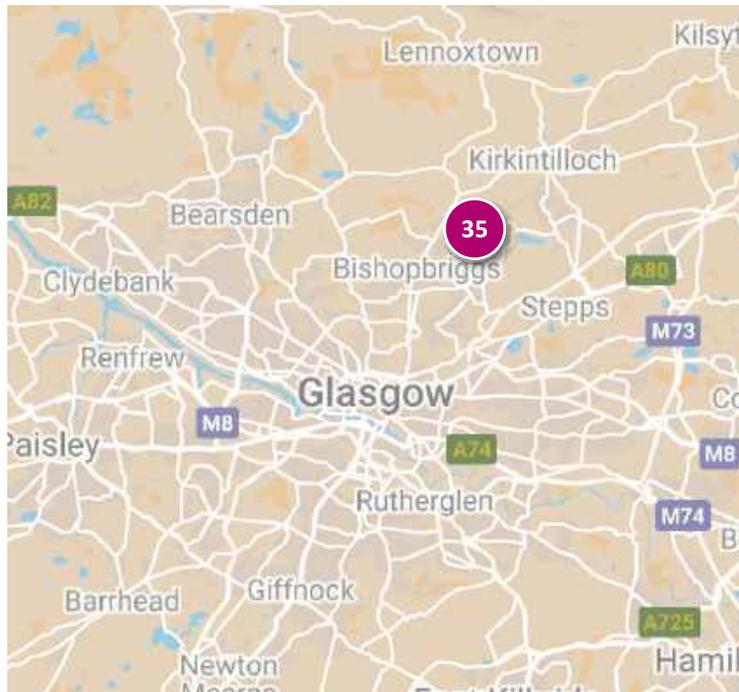
IMAGES



WESTERHILL BUSINESS PARK

OVERVIEW

Site Overview	Greenfield site north of Glasgow, located in Bishopbriggs. Home to Aviva and Harper Collins distribution centre. Greenfield development plots available.				
Scale: N/a	Power: TBC	Fibre: Multiple fibre expected	Renewables: None observed	Hazards: None observed	Shortlist: No
TechRE Comments	Typical out of town park with potential scale but lacking renewables and clear data centre story.				



WESTERHILL BUSINESS PARK

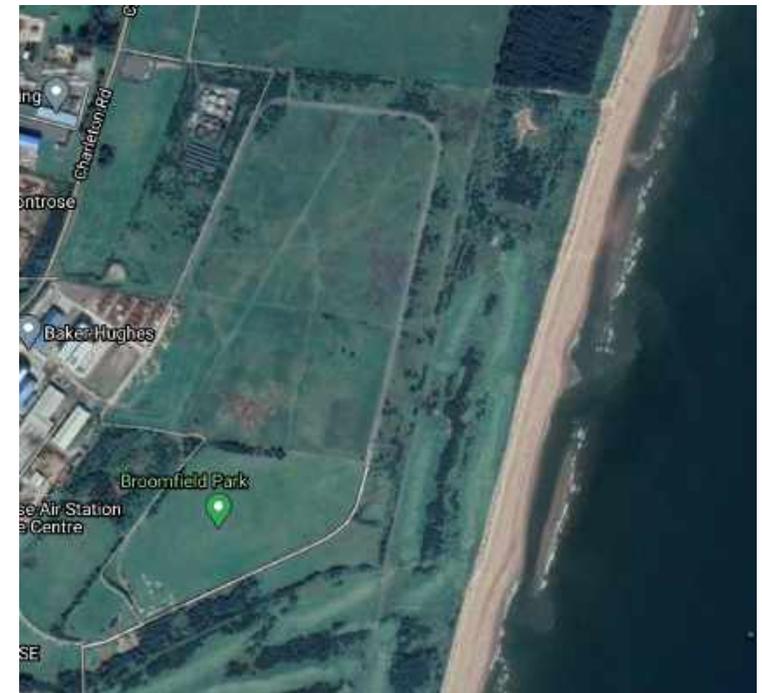
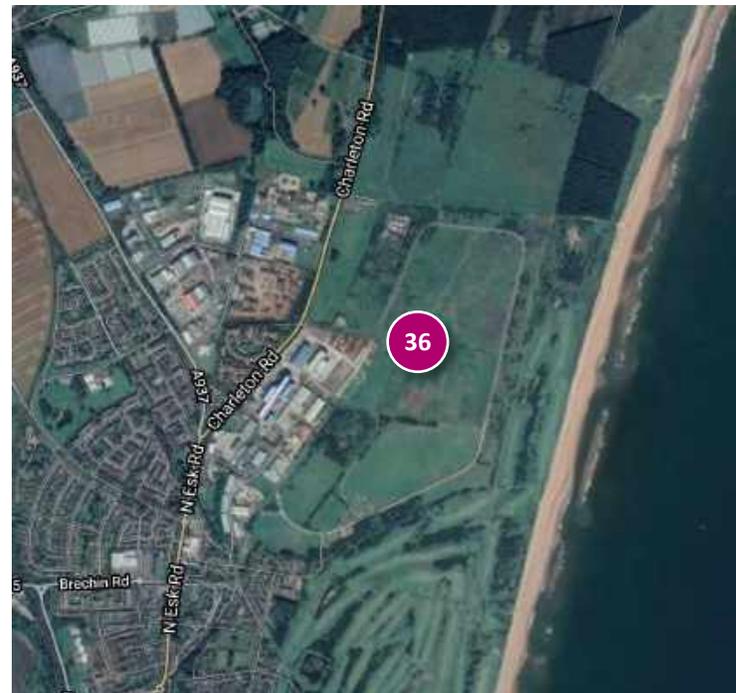
IMAGES



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	Shortlist: Yes
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



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