

LONGLIST FOR DATA CENTRE SITE DEVELOPMENT

Scottish Futures Trust/Host in Scotland, Crown Estate Scotland and Scottish Enterprise – Updated 3Q 2021



#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..

The first longlist report was issued in March 2021 following a period when site visits to some remoter locations were impacted by COVID 19 travel restrictions. This latest update has allowed potential locations in the Highlands and Islands to be included whilst also providing an opportunity to review some additional sites. Whilst this update incorporates the long list pool of potential data centre development from both rounds of work, it should be noted that it is not exhaustive and we continue to look to add other potential sites.

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.

In undertaking this work, both a longlist and a shortlist report has been prepared. Whilst the shortlist sites are assessed as the best locations for data centre development, this longlist represents a bank of other potential opportunities for consideration. We would encourage interested parties to review this 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.



Host in Scotland

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Oighreachd a' Chrùin Alba



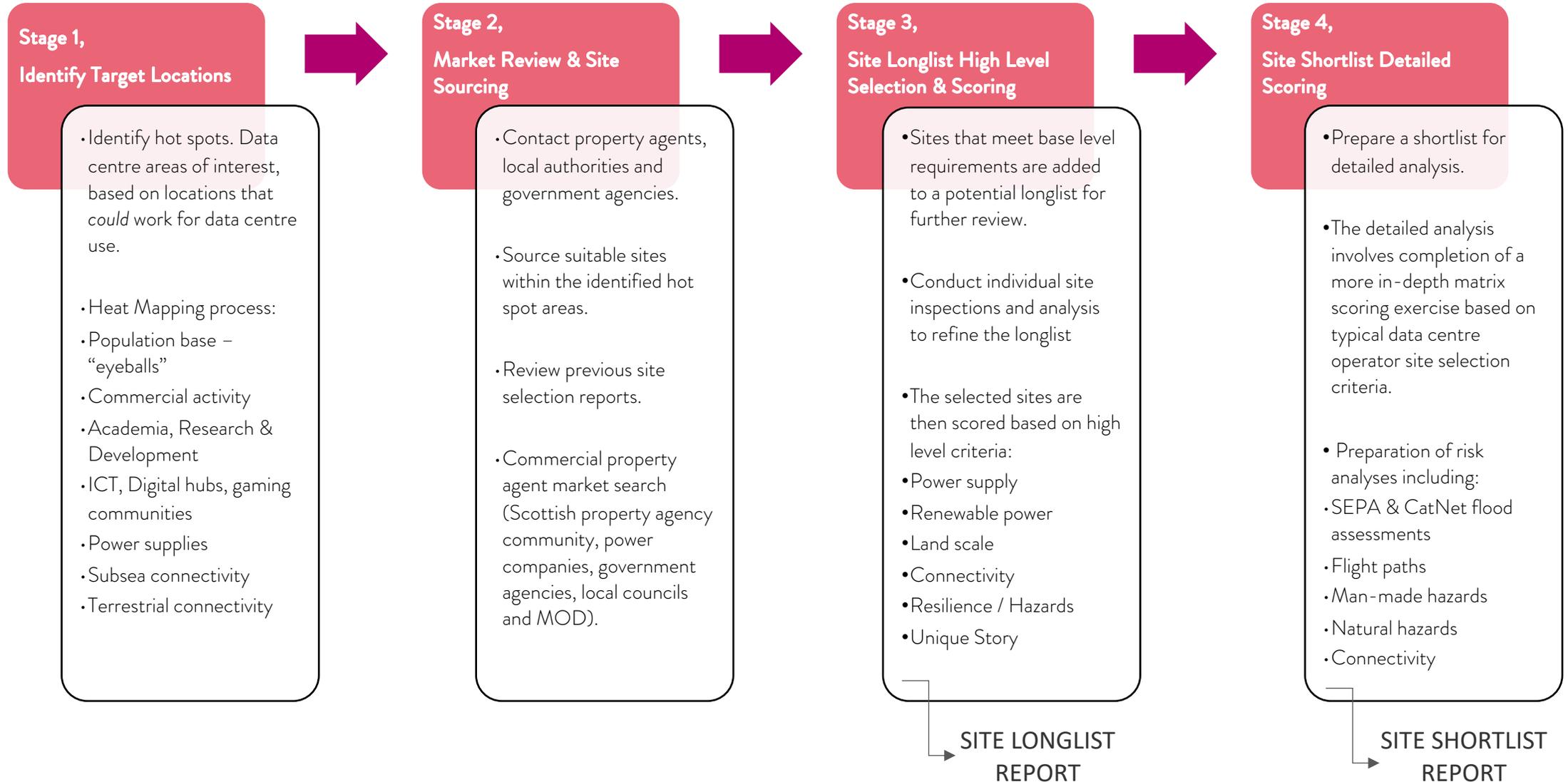
Scottish Enterprise

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; selective property companies; power companies; the Ministry of Defence; as well as multiple 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 in the first round of work, subsequently reduced to a pool of 36 sites following further refinement via analysis and validation. The second round involved a further 40 sites added to this bank, all of which were individually visited.
- The merged longlist sites were then reviewed with added new sites assessed as before 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
- A small number of sites were removed given that they were no longer available. All sites were scored with the highest ranking going forward to a short list and the remaining sites forming a long list kept at 36 in number made up from both rounds of work

Stage 4, Site Shortlist Detailed Scoring

- The updated shortlist comprised 15 sites with 5 sites emerging from the second round. New sites were subject to more detailed analysis as undertaken before in the first report 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 updated shortlisted sites are considered to offer a unique story for data centre development

SITE LONGLIST

OVERVIEW

- 1 ABZ Industrial Park, Nr Aberdeen
- 2 Ardersier Park, Nr Nairn
- 3 Badentoy North, Nr Aberdeen
- 4 Bandeath Industrial Park, Stirling
- 5 City South, Aberdeen
- 6 East Kilbride Technology Park
- 7 Edinburgh Bioquarter
- 8 EuroCentral, Nr Airdrie
- 9 Forres Enterprise Park, Morayshire
- 10 Forss Business & Energy Park, Nr Dounraey
- 11 Fort William Hydro Site / Carr Corners
- 12 Gateway Business Park, Nr Aberdeen
- 13 Guardbridge, Fife
- 14 Highland Deephaven Industrial Estate, Evanton
- 15 Hillington Park, Glasgow
- 16 Inveralmond Industrial Park, Perth
- 17 Inverness Business Park
- 18 Inverness Campus



- 19 Kilmahew Film Studios, Nr Dumbarton
- 20 Kinlochleven, Highlands
- 21 Kincardine Power Station
- 22 Maxim Business Park, Nr Airdrie
- 23 Miltown Airport, Nr Lossiemouth
- 24 Norfrost Business Park, Nr Dounraey
- 25 Nova Business Park, Nr Glasgow
- 26 Perth Eco Innovation Park
- 27 St. Mungo's Cumbernauld
- 28 Stranraer
- 29 Sullom Voe. Shetlands
- 30 Thainstone Business Park, Nr Aberdeen
- 31 The Faulds Building, Nr Gourrock
- 32 Upperton Industrial Estate, Peterhead
- 33 UWS Ayr Campus
- 34 UWS Dumfries Campus
- 35 Valley Park Greenock
- 36 Westerhill Business Park, Nr Glasgow

LONGLIST SUMMARY

MATRIX SCORING

No.	Site Name	Land scale	Power Supply	Connectivity	Renewable Power	Resilience / Hazards	Potential Use
1	ABZ Industrial Park, Nr Aberdeen						
2	Ardersier Park, Nr Nairn						
3	Badentoy North, Nr Aberdeen						
4	Bandeath Industrial Park, Stirling						
5	City South, Aberdeen						
6	East Kilbride Technology Park						
7	Edinburgh BioQuarter						
8	EuroCentral, Nr Airdrie						
9	Forres Enterprise Park, Morayshire						
10	Fors Business & Energy Park, Nr Dounraey						
11	Fort William Hydro Site / Carr Corners						
12	Gateway Business Park, Nr Aberdeen						
13	Guardbridge, Fife						
14	Highland Deephaven Industrial Estate, Evanton						
15	Hillington Park, Glasgow						
16	Inveralmond Industrial Park						
17	Inverness Business Park						
18	Inverness Campus						

LONGLIST SUMMARY

MATRIX SCORING

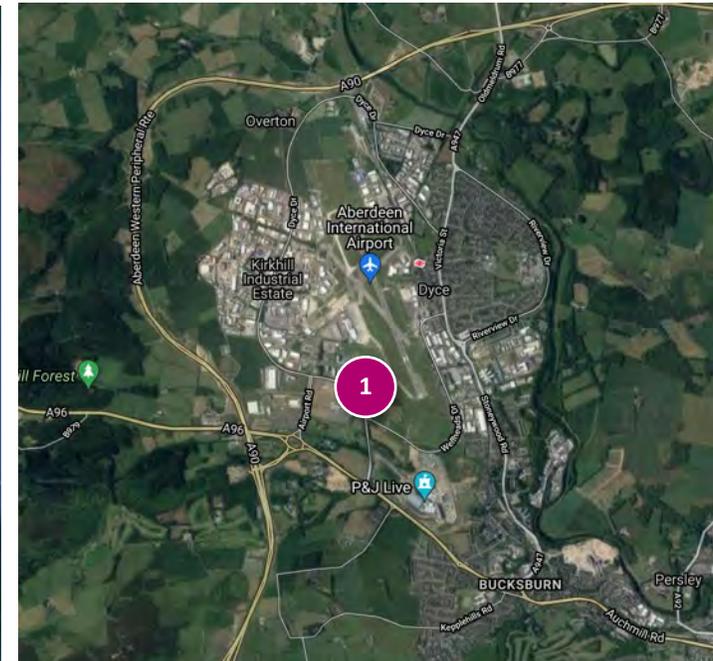
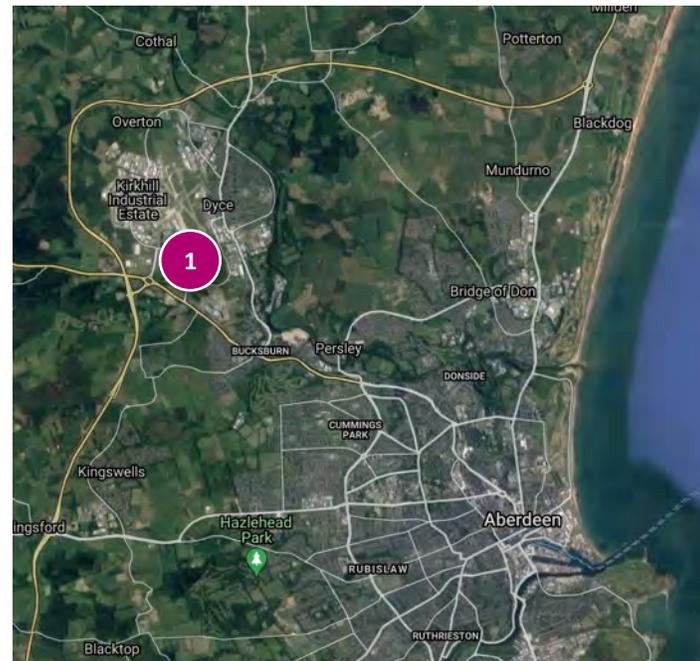
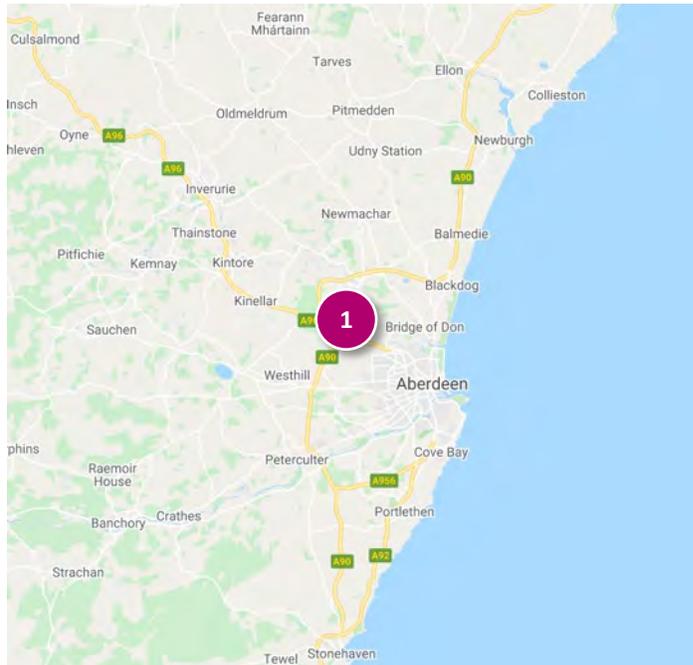
No.	Site Name	Land scale	Power Supply	Connectivity	Renewable Power	Resilience / Hazards	Potential Use
19	Kilmahew Film Studios, N ^r Dumbarton	Green	Yellow	Yellow	Yellow	Yellow	Yellow
20	Kinlockleven, Highlands	Yellow	Green	Yellow	Green	Green	Yellow
21	Kincardine Power Station	Green	Green	Yellow	Yellow	Yellow	Yellow
22	Maxim Business Park, N ^r Airdrie	Green	Yellow	Yellow	Yellow	Green	Yellow
23	Miltown Airport, Nr Lossiemouth	Green	Yellow	Yellow	Yellow	Green	Yellow
24	Norfrost Business Park, Nr Dounrae	Yellow	Yellow	Yellow	Green	Green	Yellow
25	Nova Business Park, N ^r Glasgow	Green	Yellow	Yellow	Red	Green	Yellow
26	Perth Eco Innovation Park	Green	Yellow	Yellow	Yellow	Yellow	Yellow
27	St. Mungo's Cumbernauld	Yellow	Yellow	Yellow	Red	Green	Yellow
28	Stranraer	Yellow	Yellow	Yellow	Red	Yellow	Yellow
29	Sullom Voe, Shetlands	Green	Green	Yellow	Green	Red	Yellow
30	Thainstone Business Park, N ^r Aberdeen	Yellow	Yellow	Yellow	Green	Yellow	Yellow
31	The Faulds Building, N ^r Gourrock	Red	Yellow	Yellow	Red	Green	Yellow
32	Upperton Industrial Estate, Peterhead	Green	Yellow	Yellow	Green	Green	Yellow
33	UWS Ayr Campus	Red	Red	Yellow	Red	Yellow	Yellow
34	UWS Dumfries Campus	Yellow	Yellow	Yellow	Yellow	Green	Yellow
35	Valley Park Greenock	Yellow	Yellow	Yellow	Red	Green	Yellow
36	Westerhill Business Park, N ^r Glasgow	Green	Yellow	Yellow	Red	Green	Yellow

LONGLIST SITES

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ABZ INDUSTRIAL PARK OVERVIEW

Site Overview	Industrial Park adjacent to Aberdeen International Airport which accommodates big conglomerates				
Scale: 70 acre development	Power: Sufficient power anticipated	Connectivity: Likely to be available	Renewables: None observed	Hazards: Close to runway	Use: Colocation / Edge
TechRE Comments	High quality industrial park but adjacent runway represents a potential hazard. Too small for hyperscale use but could serve as a small edge data centre or colocation facility serving Aberdeen.				



ABZ INDUSTRIAL PARK

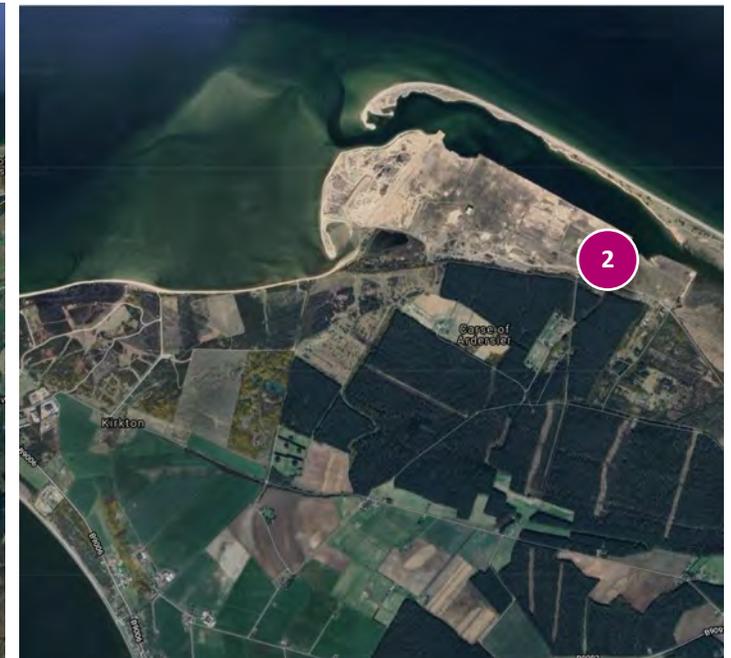
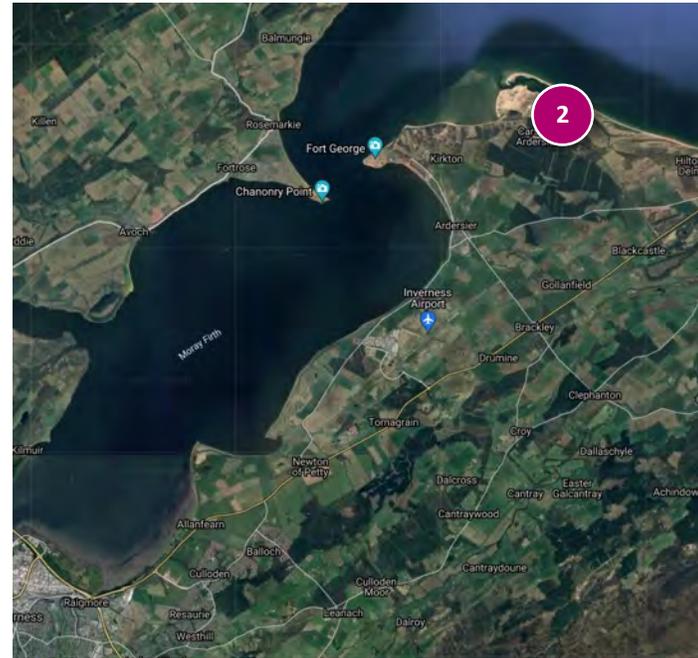
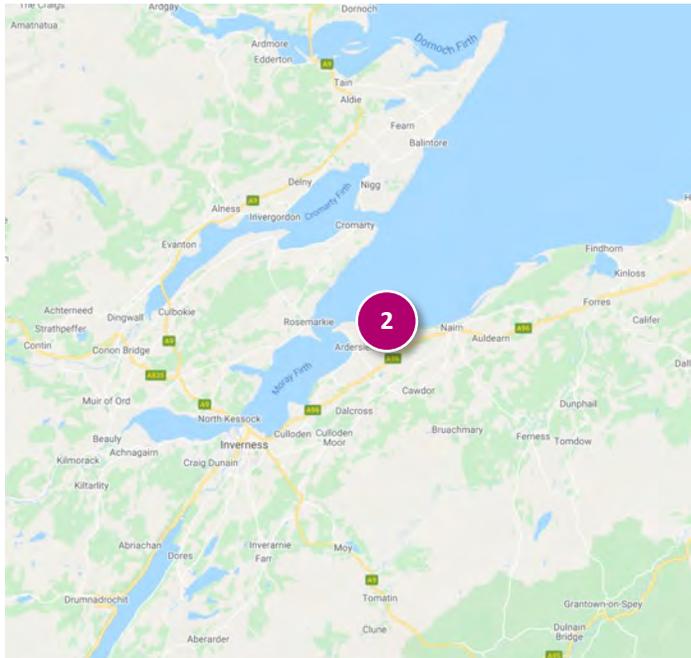
IMAGES



ARDERSIER PORT

OVERVIEW

Site Overview	A former fabrication site between Inverness and Nairn that is now planned for a major renewables hub alongside other industrial uses.				
Scale: 450 acres	Power: Plenty anticipated	Connectivity: Limited	Renewables: Proximity to offshore wind farms	Hazards: Flooding risk dd required	Use: Hyperscale / Cable Landing Point
TechRE Comments	Ample scale for hyperscale campus. However, coastal location may pose a flood risk.				



ARDERSIER PORT

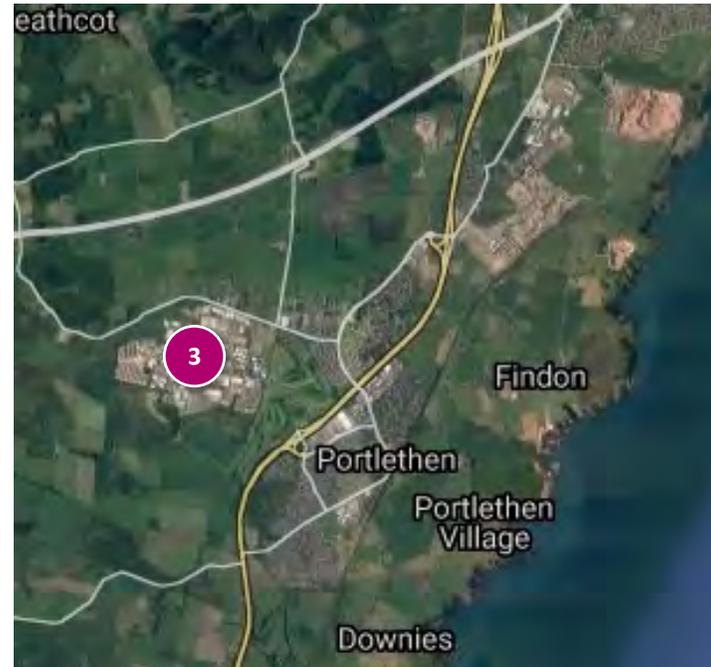
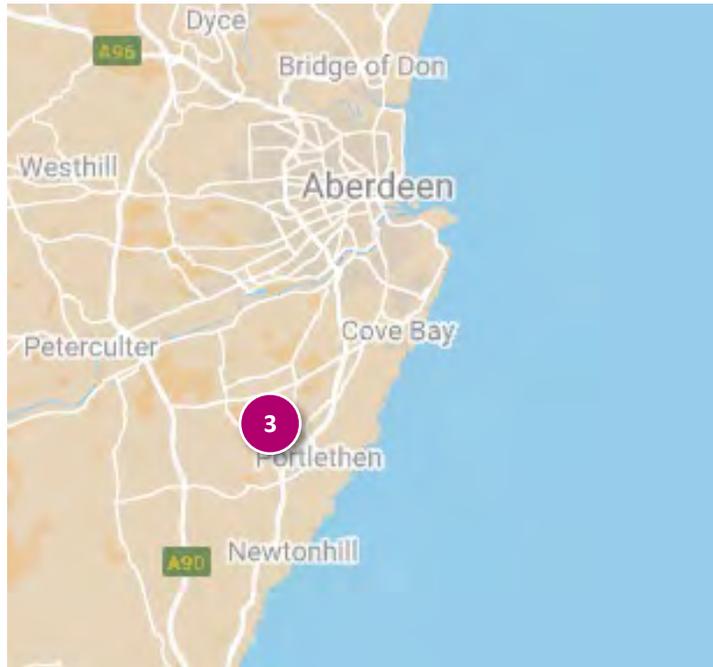
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BADENTOY NORTH

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	Use: Colocation / Edge
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

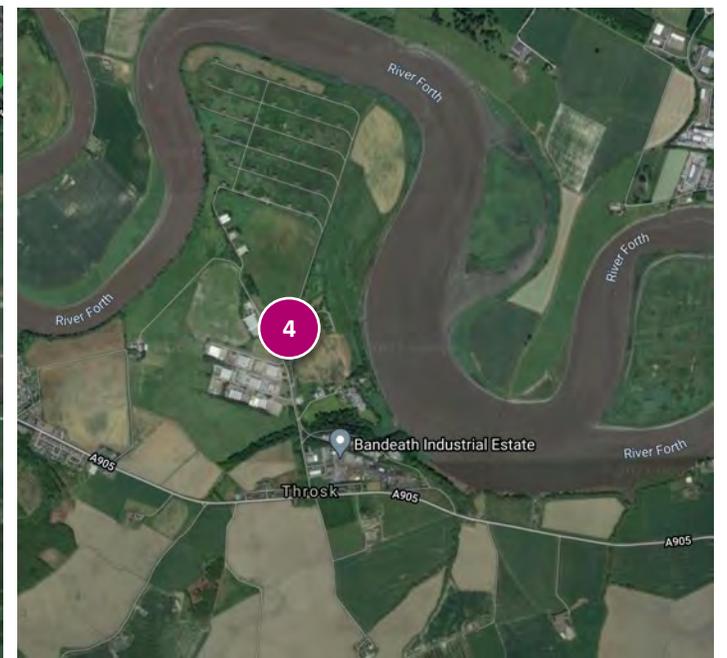
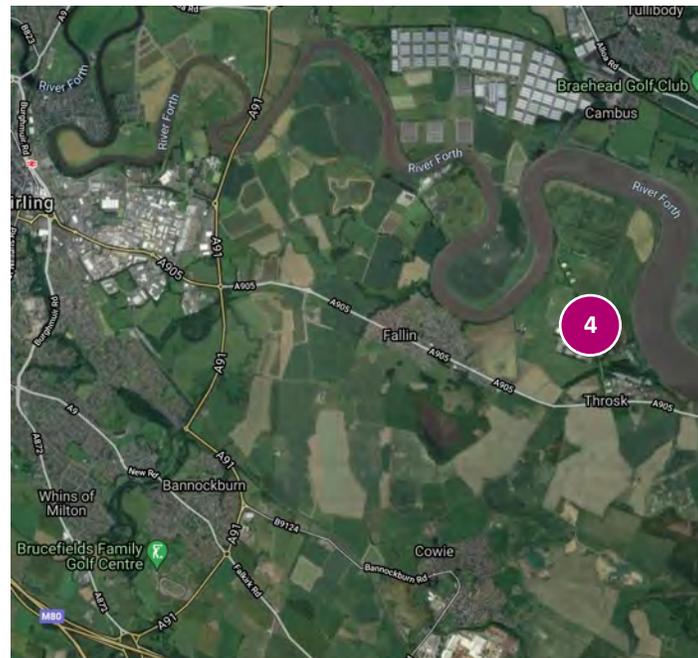
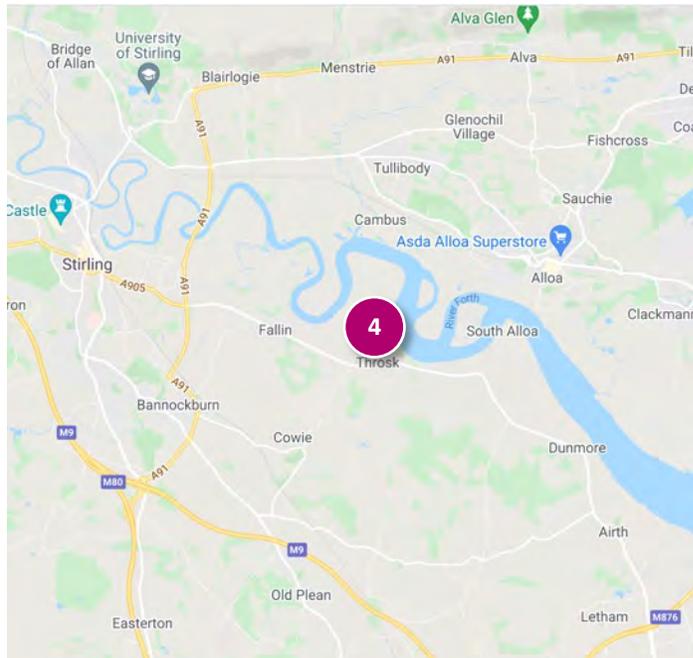
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BANDEATH INDUSTRIAL PARK

OVERVIEW

Site Overview	A former munitions site and now a large industrial park outside Stirling with a range of of size and uses of industrial units				
Scale: 118 acre development	Power: 26MW	Connectivity: In development	Renewables: No obvious renewable	Hazards: Close to flood risk areas. DD required.	Use: Colocation / Edge
TechRE Comments	An industrial park with a 25 acre plot available in the middle. Ongoing discussions to develop a data centre on the site but operator and demand to be verified.				



BANDEATH INDUSTRIAL PARK

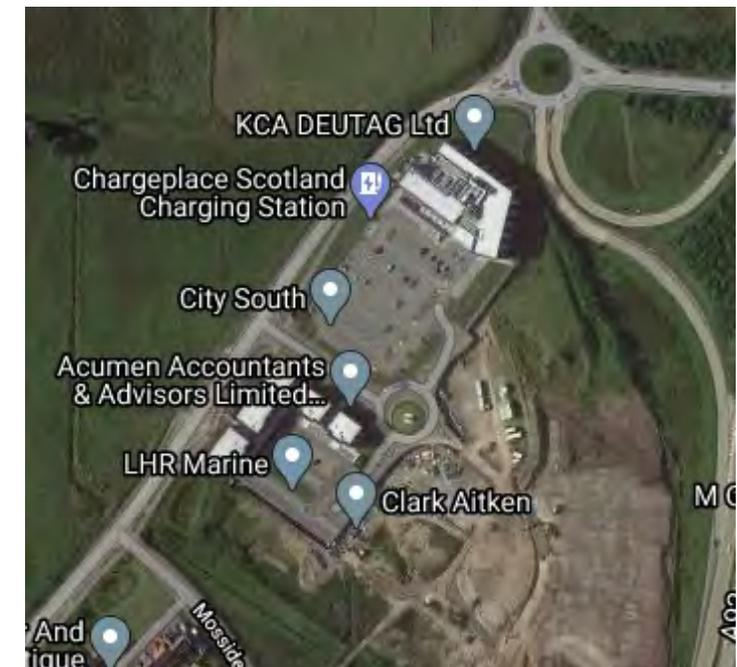
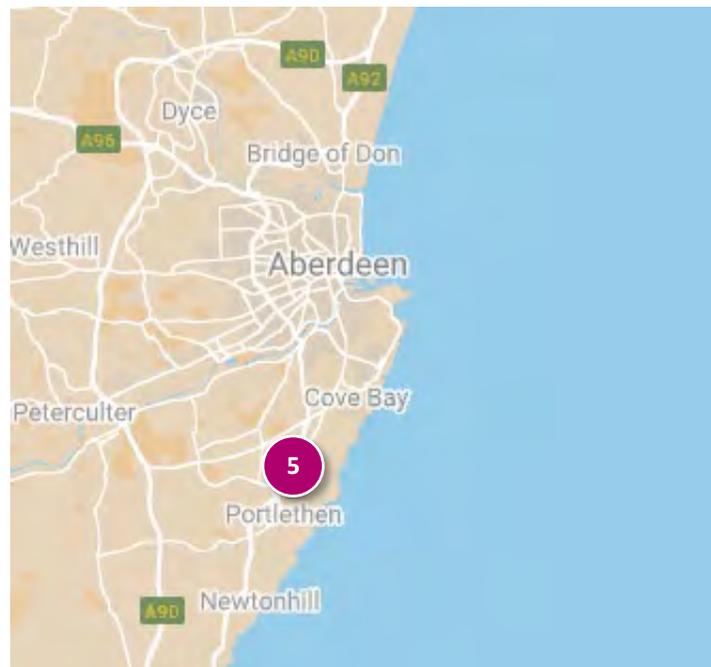
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CITY SOUTH, ABERDEEN

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	Use: Edge
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

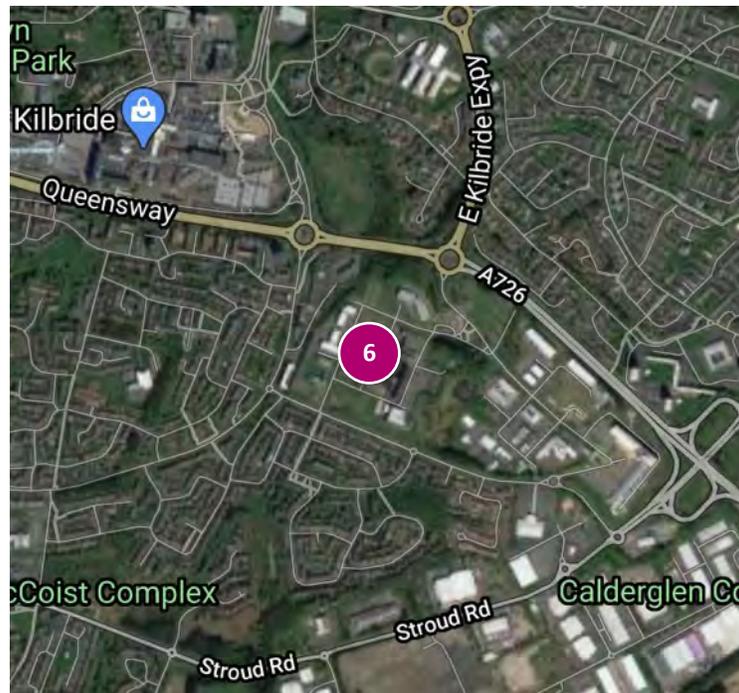
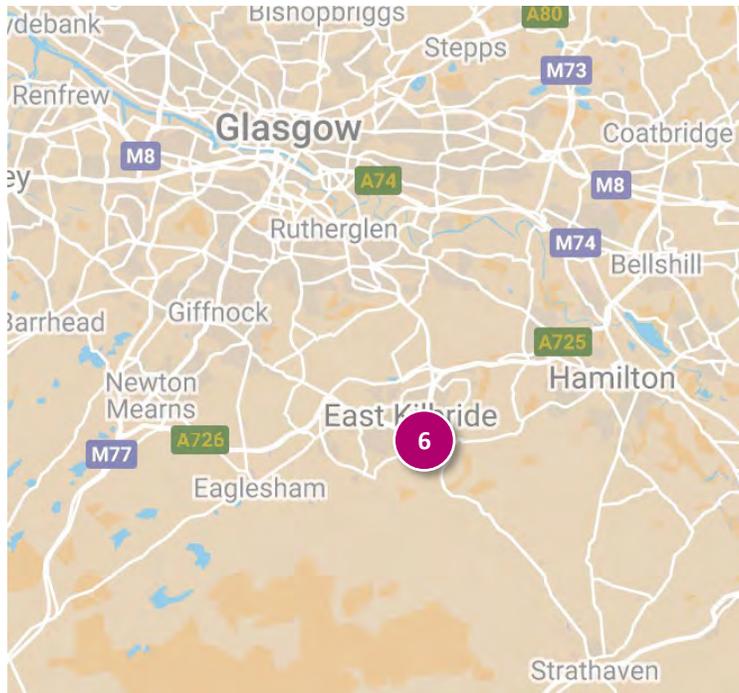
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EAST KILBRIDE TECHNOLOGY PARK

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	Use: Edge
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

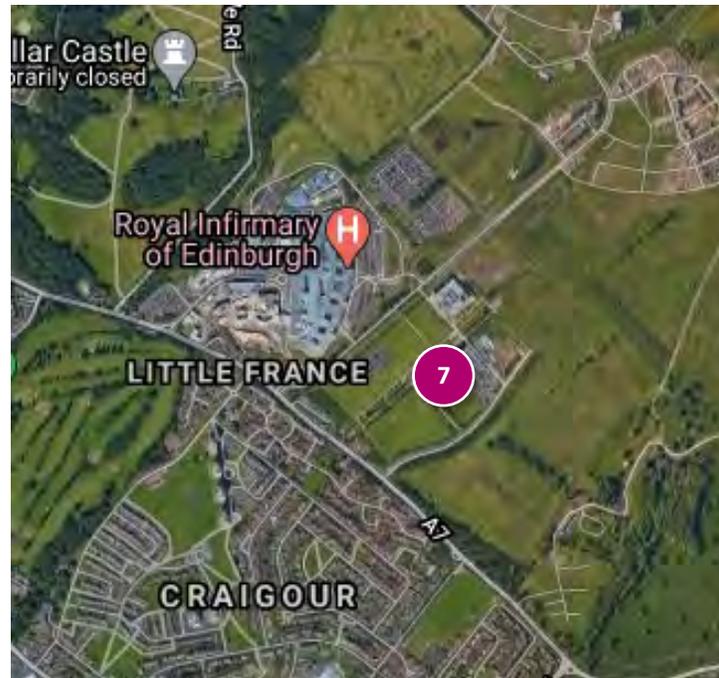
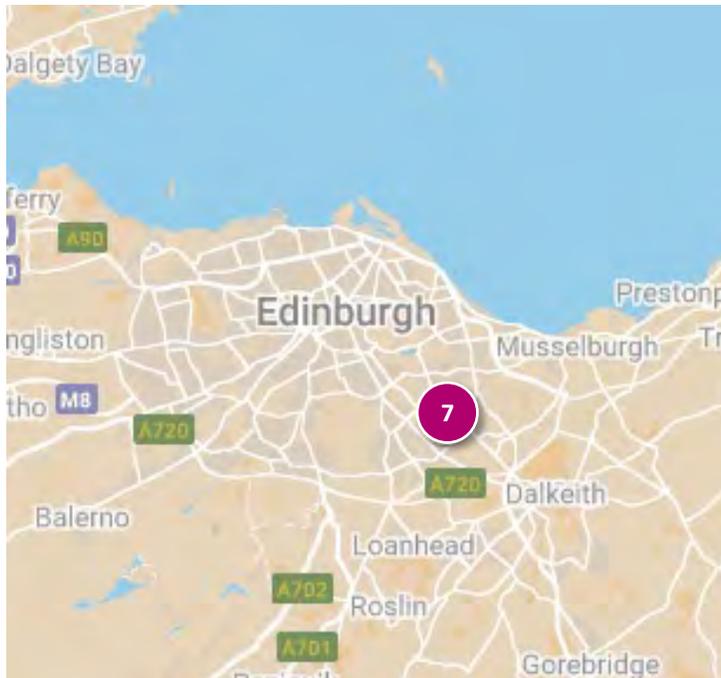
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EDINBURGH BIOQUARTER

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	Use: Edge
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

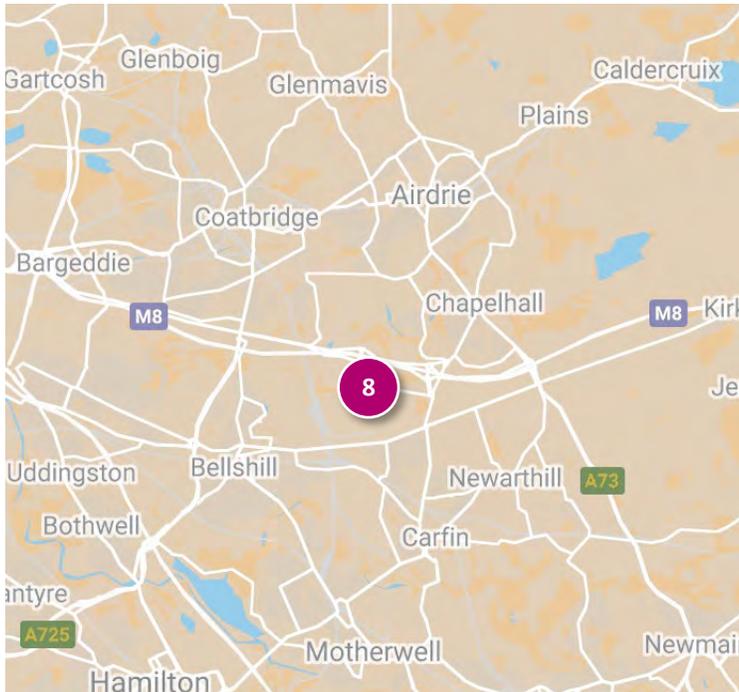
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EUROCENTRAL

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	Use: Colocation / Edge
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

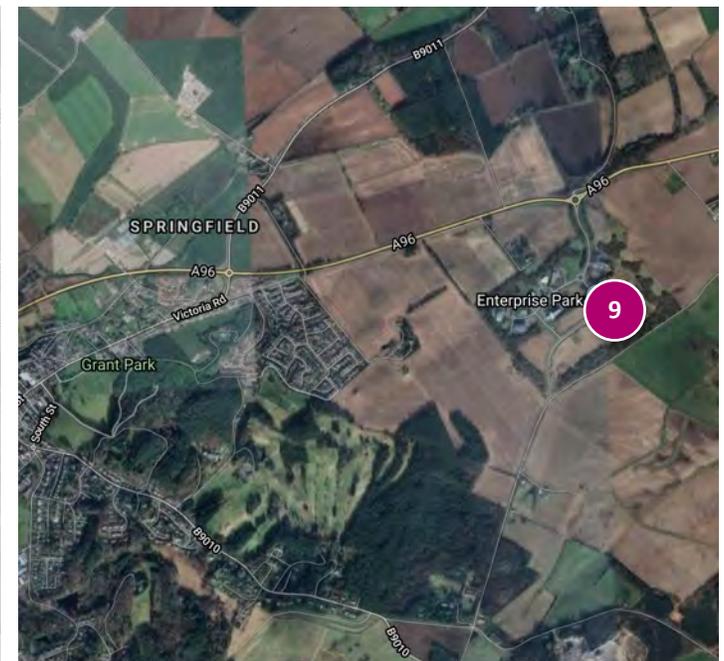
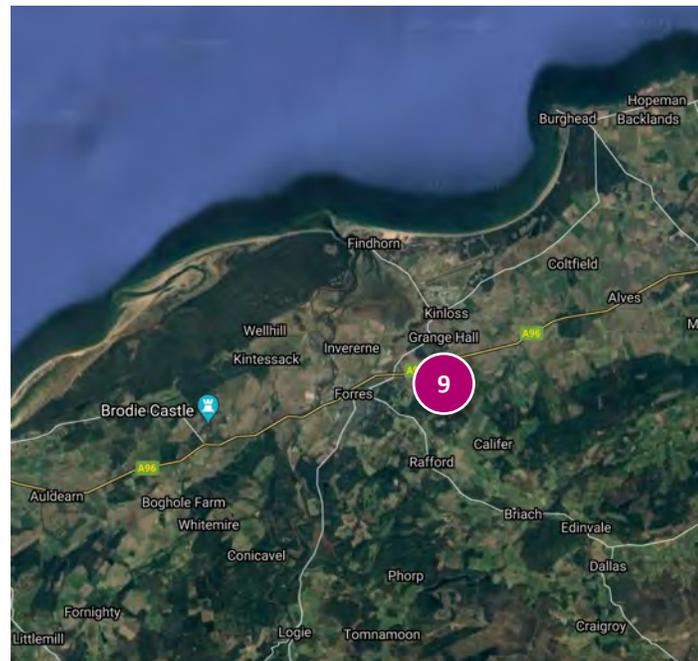
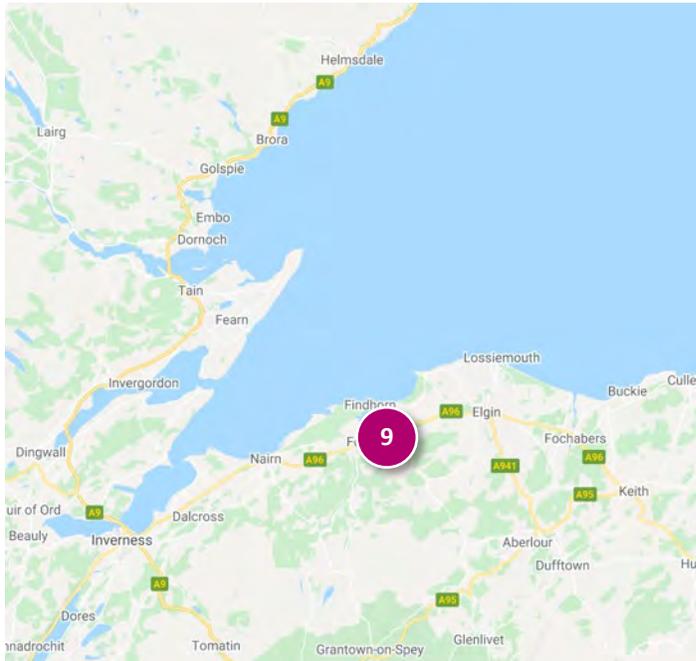
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FORRES ENTERPRISE PARK

OVERVIEW

Site Overview	Large scale enterprise park with large plots available				
Scale: 100 acres	Power: To be confirmed	Connectivity: Limited	Renewables: None observed	Hazards: None observed	Use: Colocation / Edge
TechRE Comments	A quality business park with some high value tenants which could make a good location for an edge facility although too small for hyperscale.				



FORRES ENTERPRISE PARK

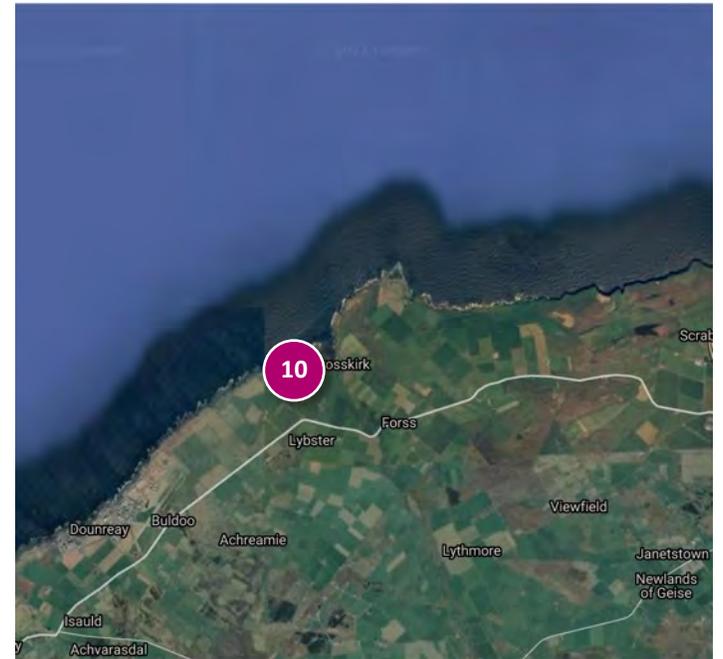
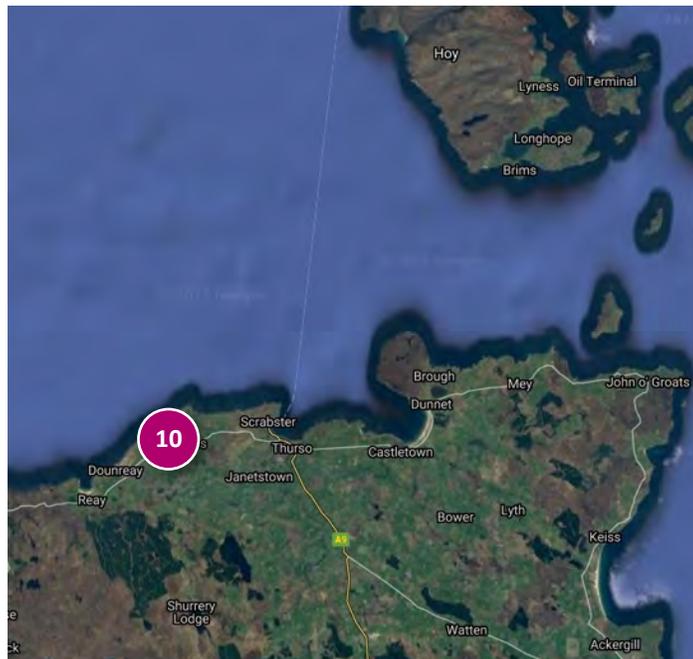
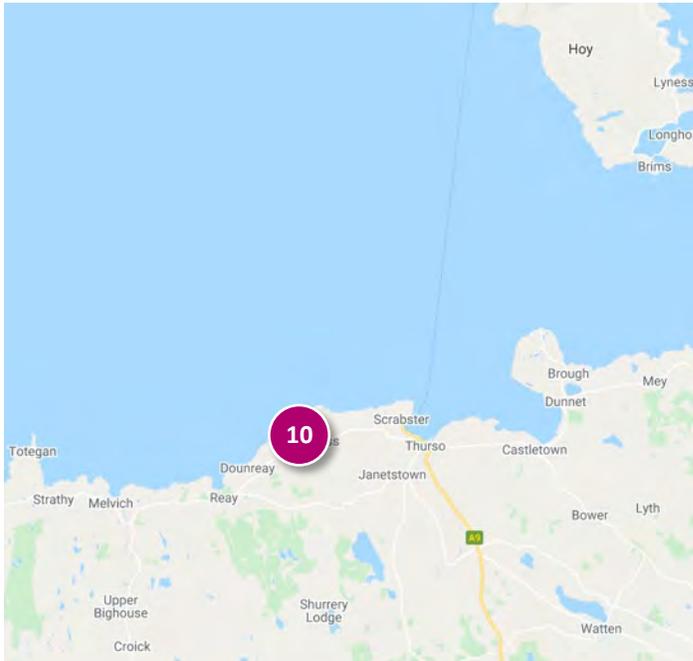
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FORSS BUSINESS & ENERGY PARK

OVERVIEW

Site Overview	An established business park which includes a distillery. This site is within the 5km security zone of Dounreay and benefits from all the attributes of that site in terms of access to major renewables and subsea cables.				
Scale: 180 acres but parts developed	Power: Abundant clean and green options	Connectivity: Limited but subsea cables links to Farice	Renewables: Close access to offshore wind farms	Hazards: Potential hazard of wind turbines on site	Use: Colocation / Edge
TechRE Comments	Only small plots are available which are likely to be too small for hyperscalers				



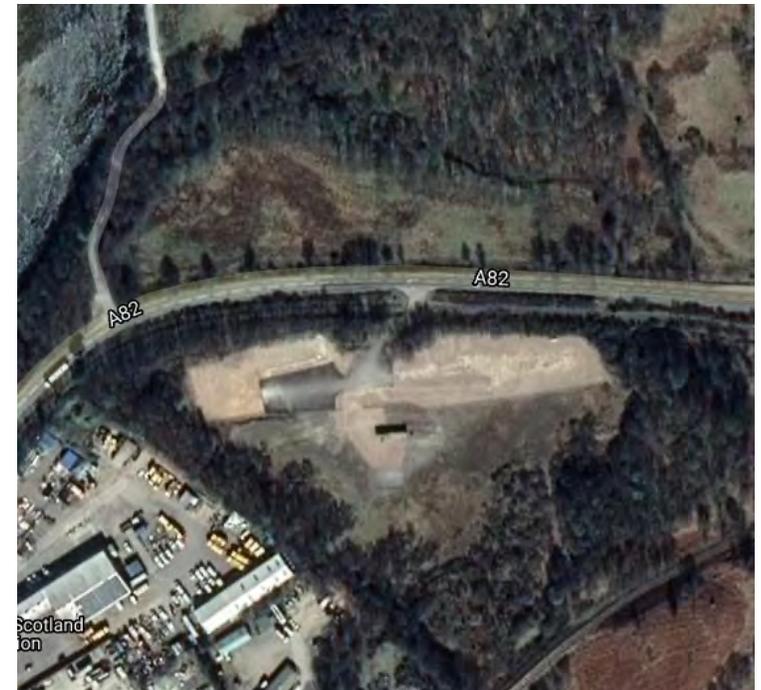
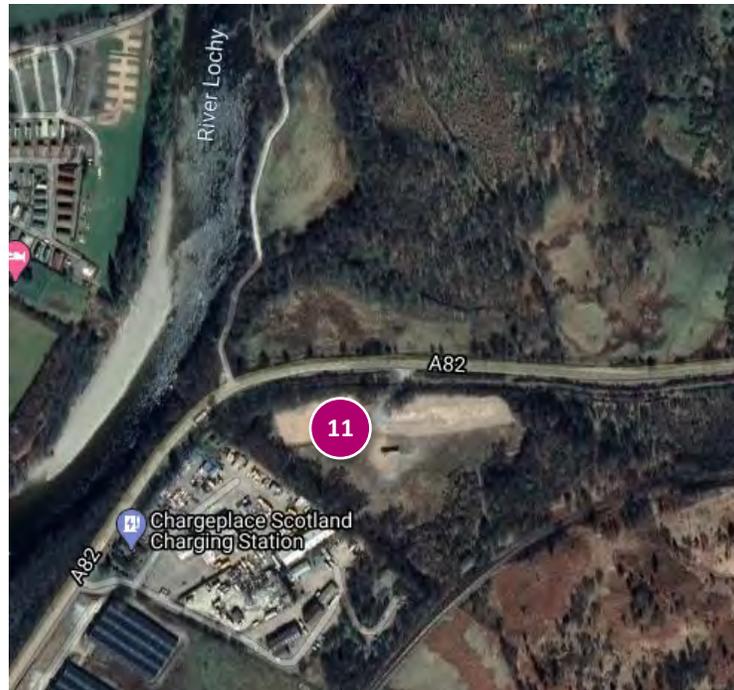
FORSS BUSINESS & ENERGY PARK IMAGES



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	Use: Hyperscale
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

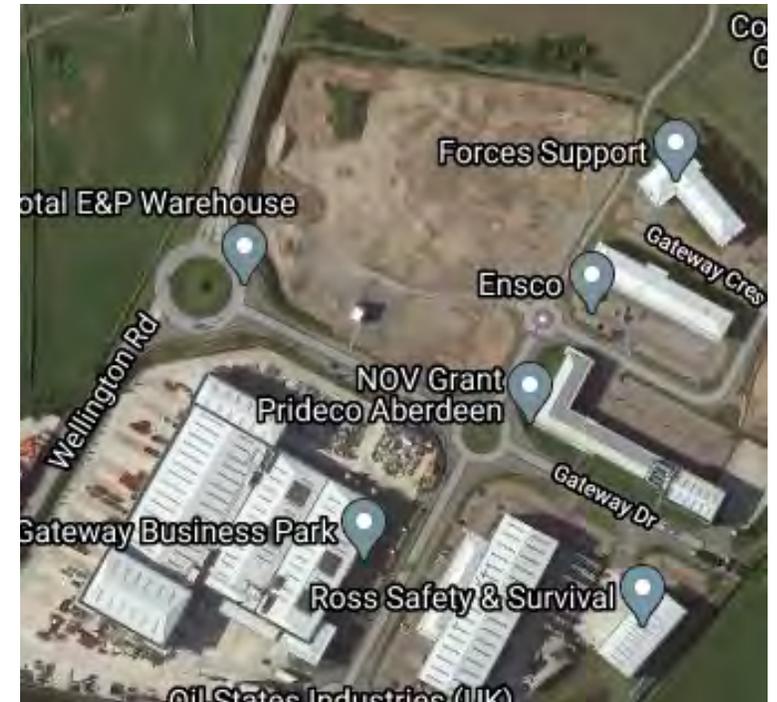
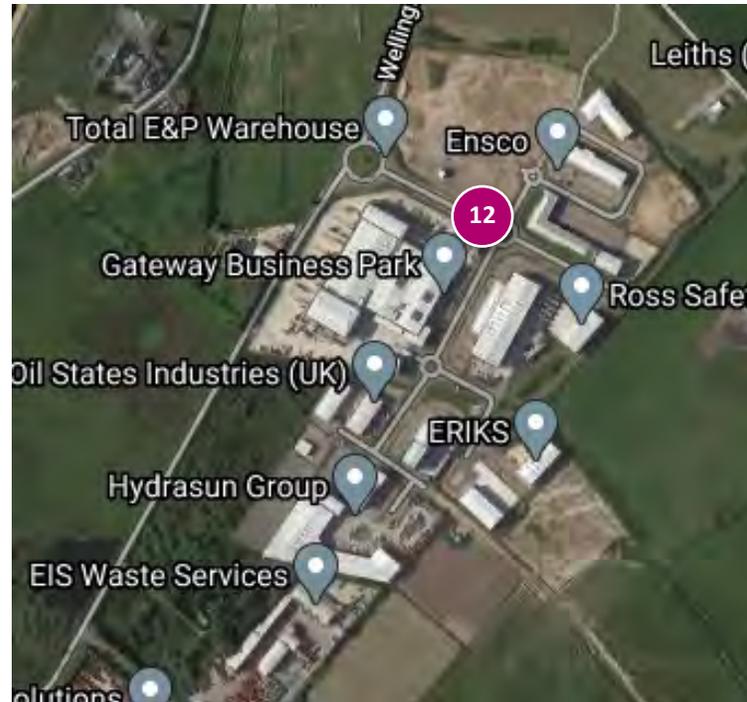
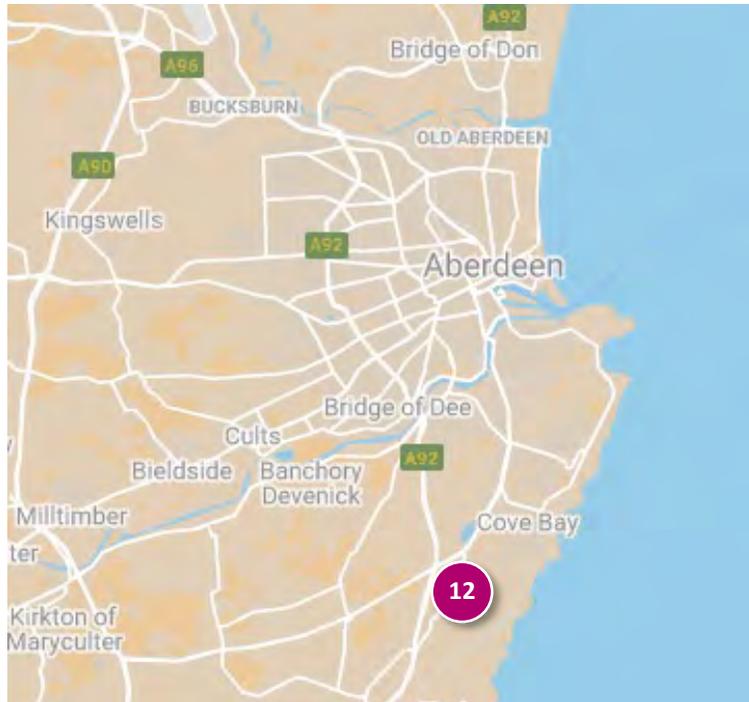
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GATEWAY BUSINESS PARK

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	Use: Colocation / Edge
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

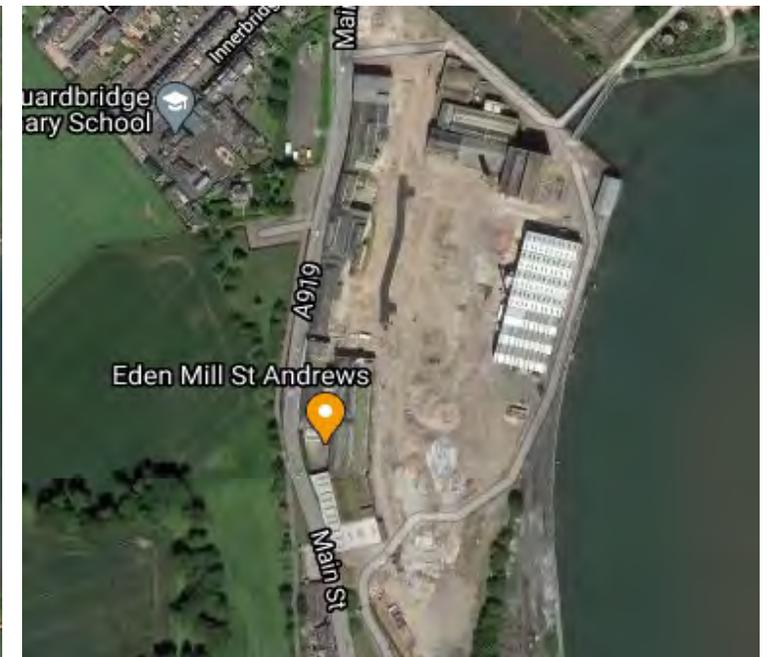
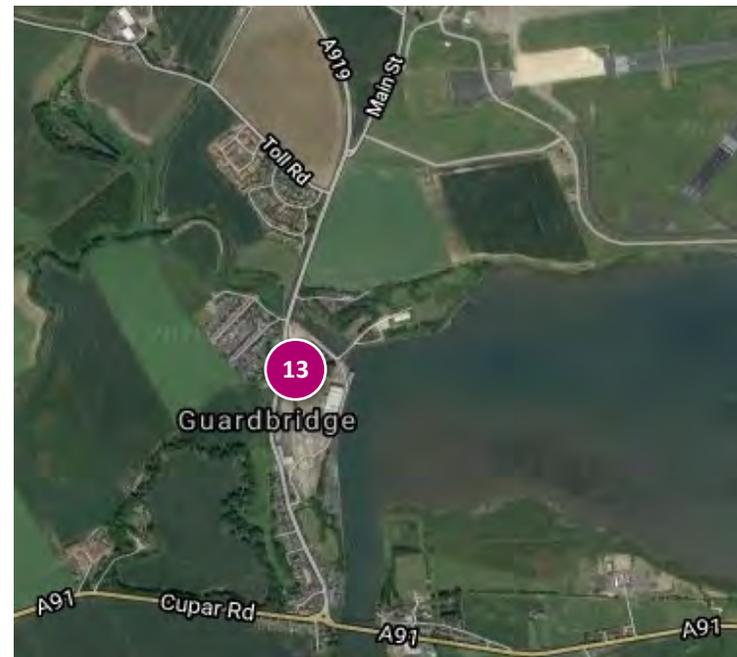
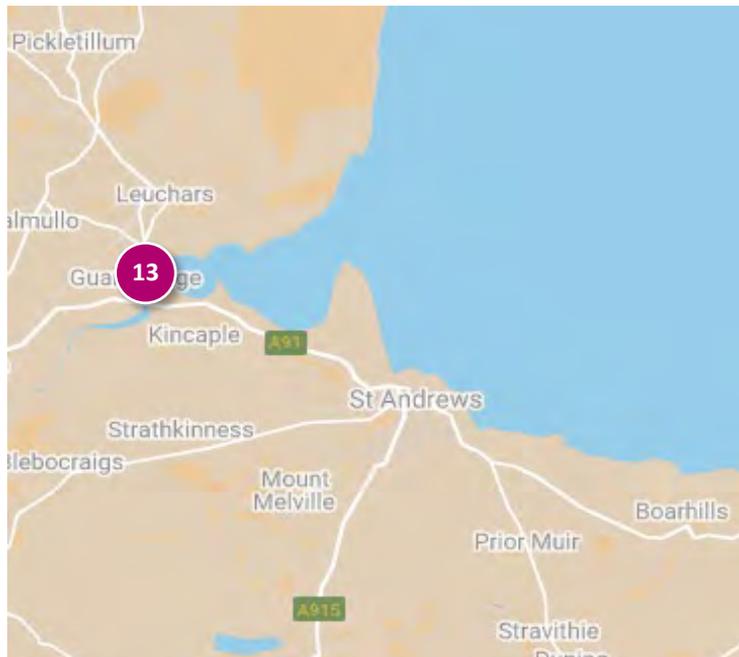
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GUARDBRIDGE

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	Use:: Small hyperscale
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

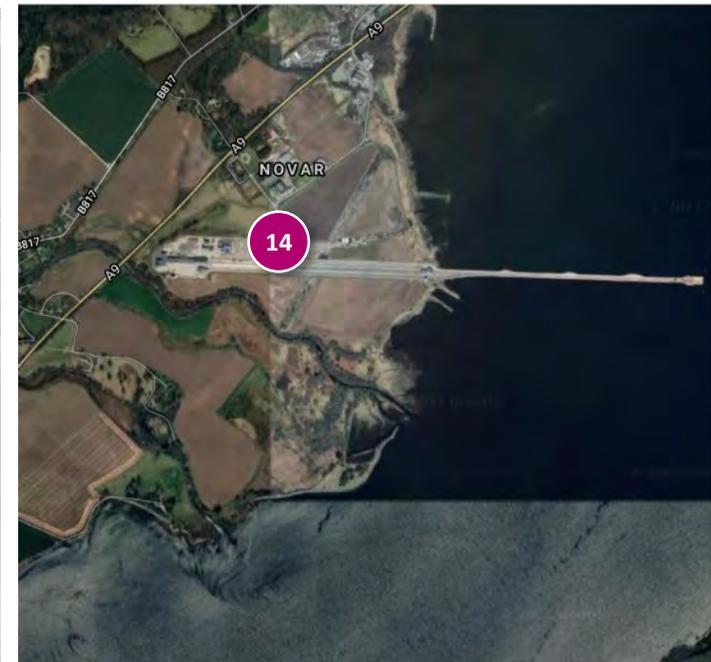
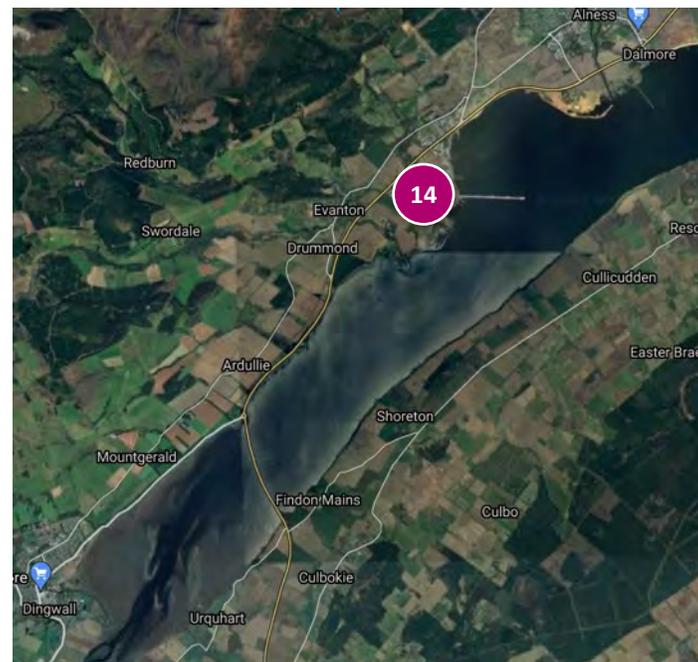
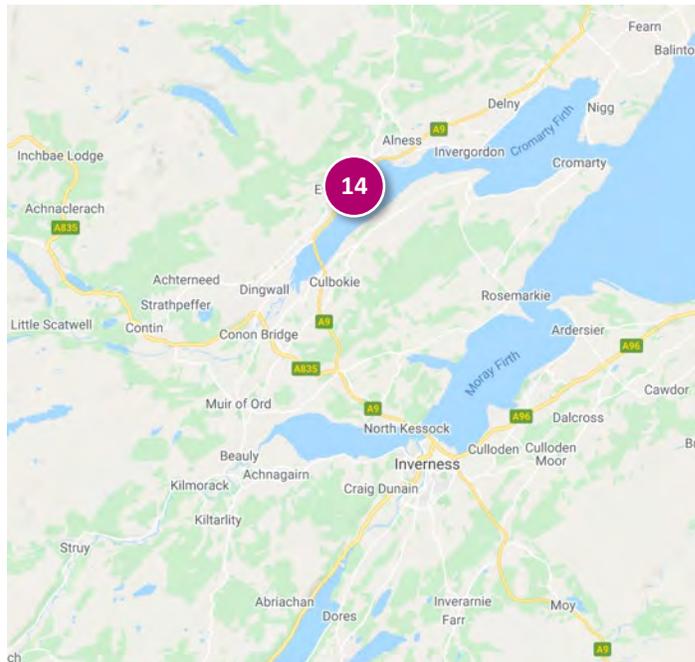
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HIGHLAND DEEPHAVEN INDUSTRIAL ESTATE

OVERVIEW

Site Overview	An ex RAF airfield and part of the Opportunity Cromarty Firth consortium which offers access to renewable energy				
Scale: Plot areas ranging from 1-20 acres	Power: to be confirmed	Connectivity: Limited	Renewables: Close to Moray Firth Wind farms	Hazards: Potential flood risk	Use: Small hyperscale
TechRE Comments	Larger sites away from coast also with access to renewable power are more preferable.				



HIGHLAND DEEPHAVEN INDUSTRIAL ESTATE

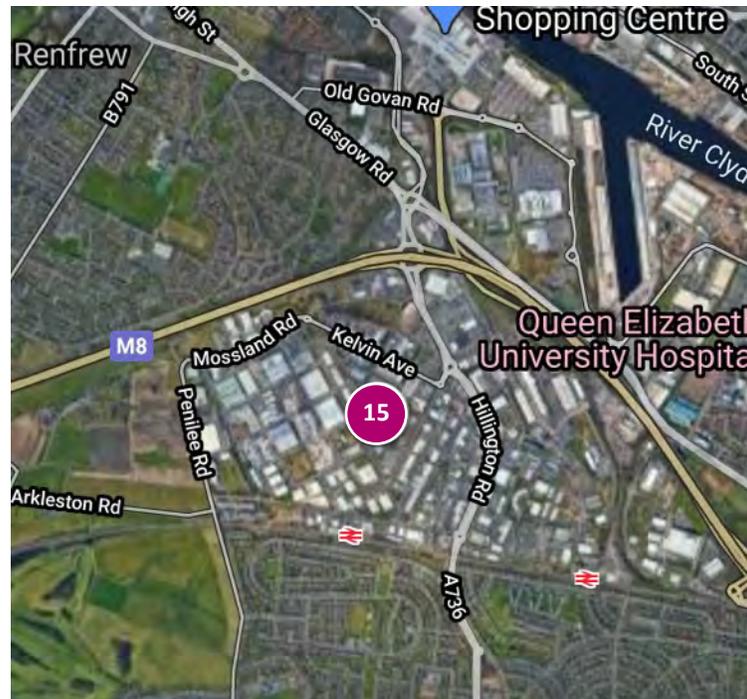
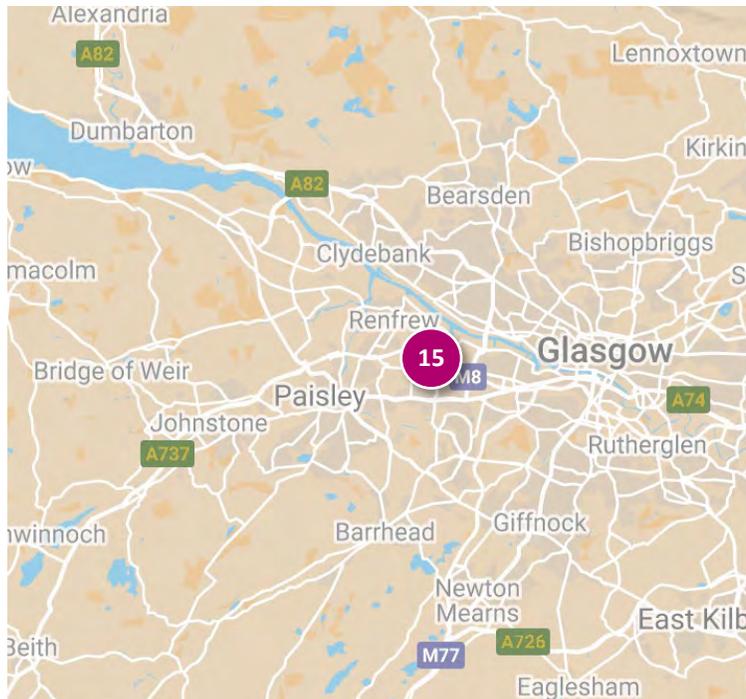
IMAGES



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	Use: Colocation / Edge
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

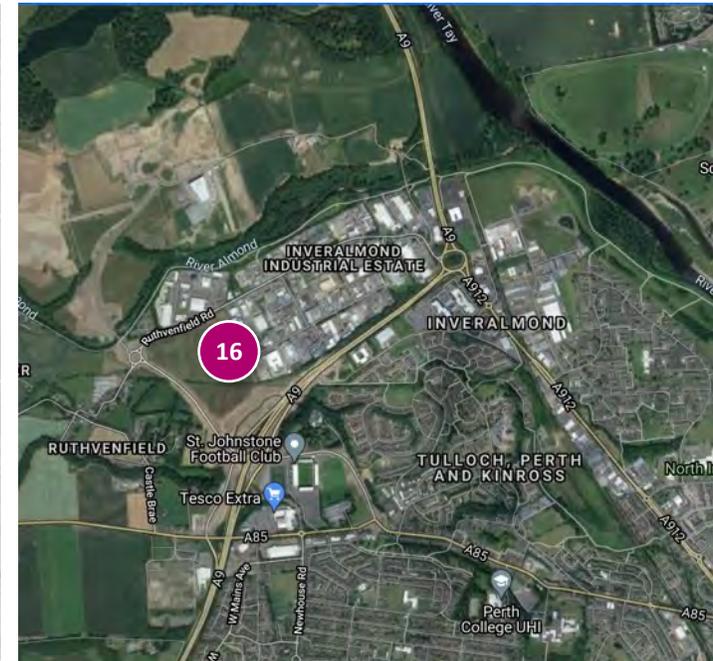
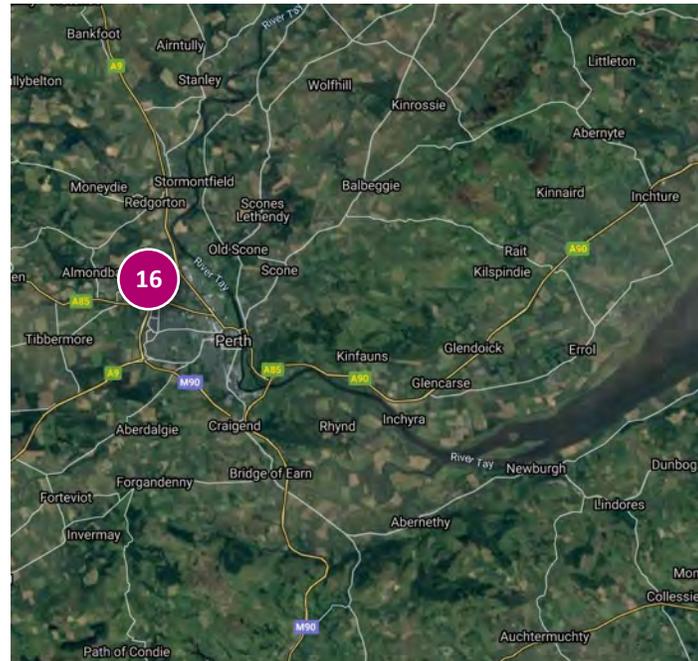
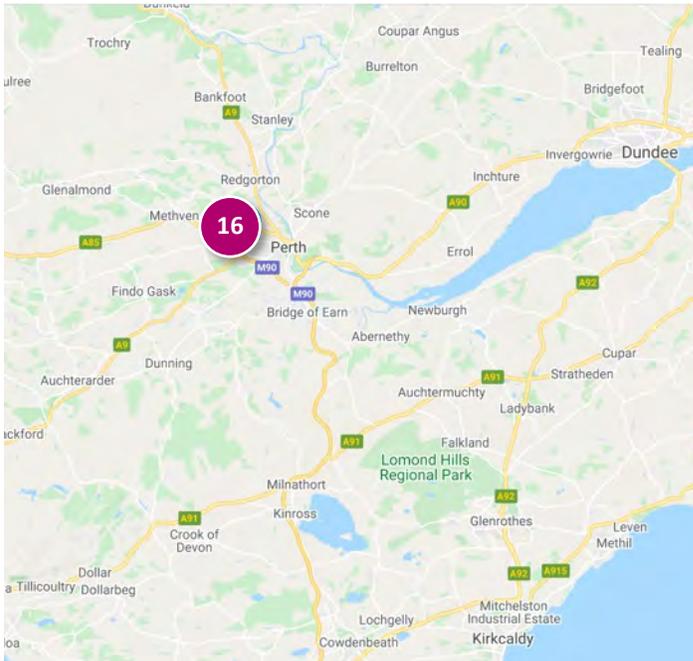
IMAGES



INVERALMOND INDUSTRIAL PARK

OVERVIEW

Site Overview	Large empty site within Inveralmond Industrial Park which is adjacent to large substation				
Scale: 58 acres	Power: Substation present	Connectivity: Fibre nearby	Renewables: to be confirmed	Hazards: None observed	Use: Colocation / Edge
TechRE Comments	A large site ready for development which would make a good site for a data centre but demand would indicate it is more suitable for an edge facility serving Perth.				



INVERALMOND INDUSTRIAL PARK

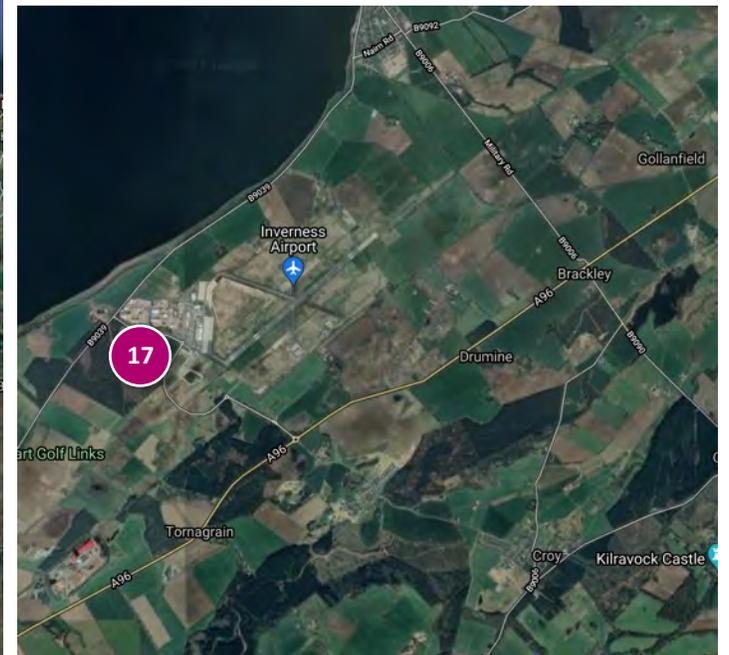
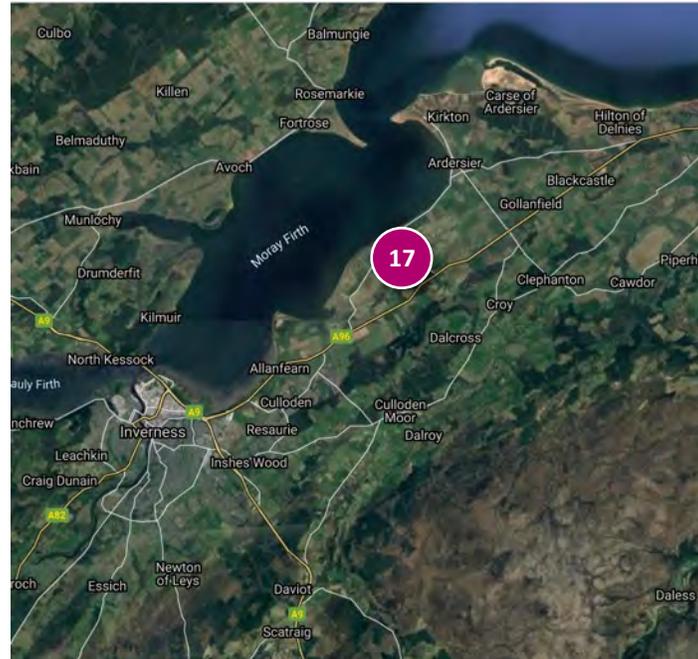
IMAGES



INVERNESS BUSINESS PARK

OVERVIEW

Site Overview	Small industrial park not far from Inverness Airport with plots available up to 20 acres in size.				
Scale: Phase 1 is 31 acres	Power: To be confirmed	Connectivity: Limited	Renewables: To be confirmed	Hazards: None observed	Use: Colocation / Edge
TechRE Comments	Limited scale and power available but of interest due to it being a potential location for an Amazon Distribution Warehouse which would make it an attractive location for an edge facility.				



INVERNESS BUSINESS PARK

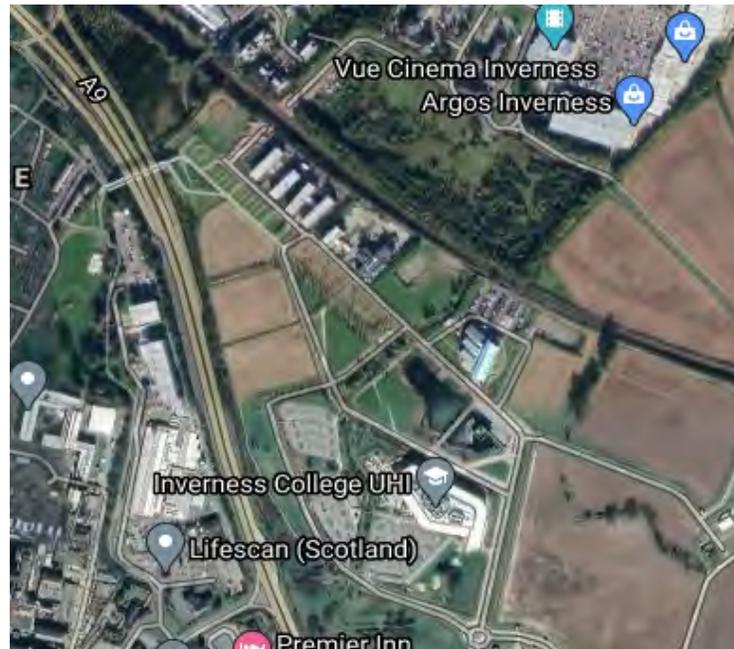
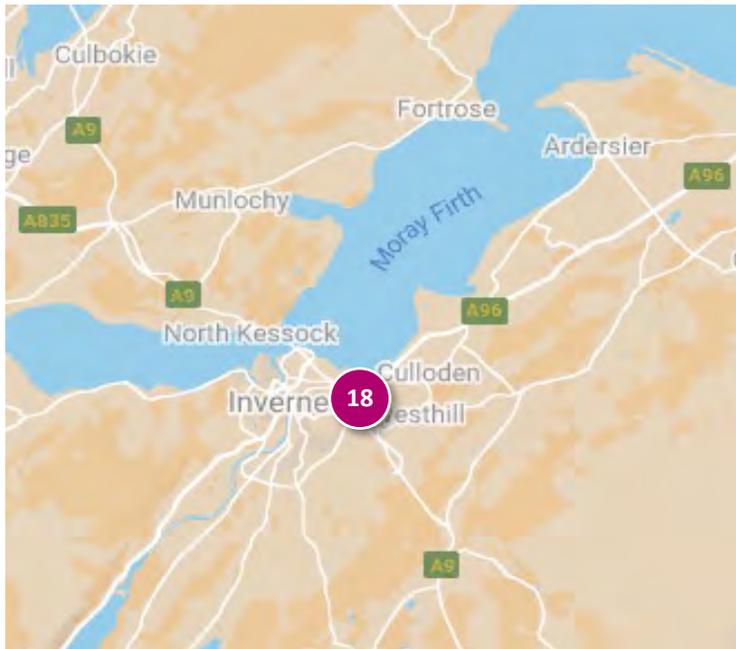
IMAGES



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	Use: Edge
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

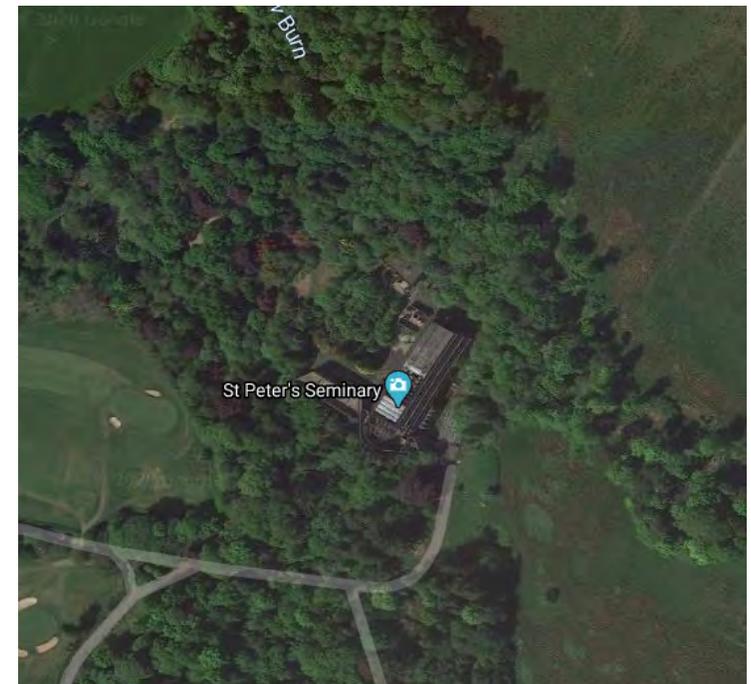
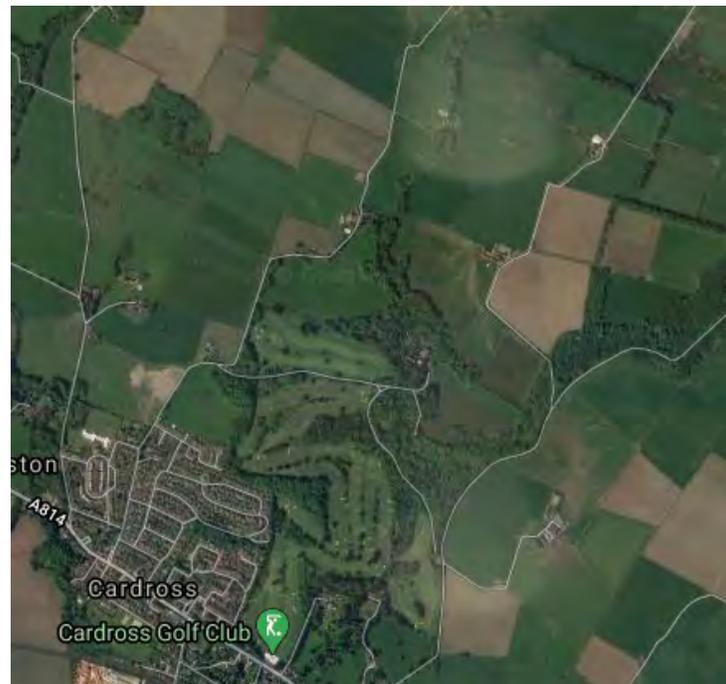
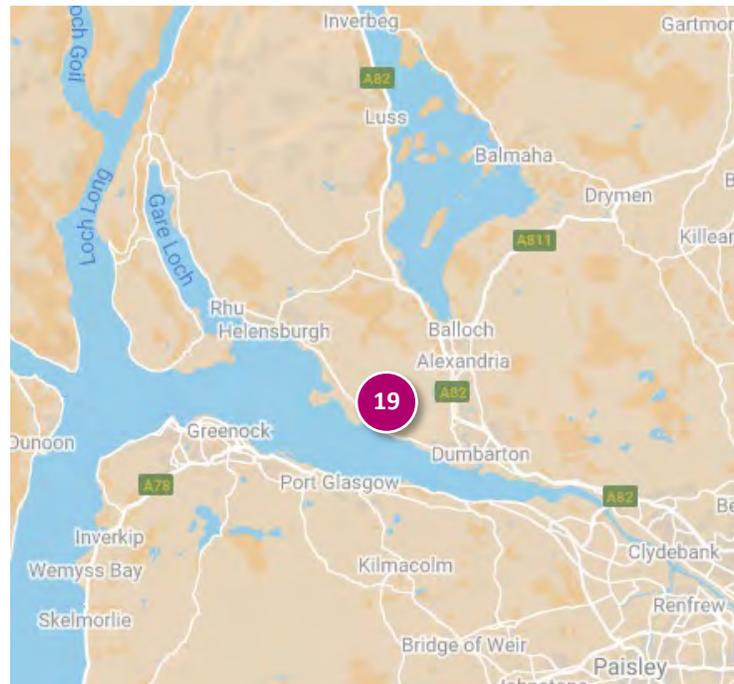
IMAGES



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	Use: Colocation / Edge
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

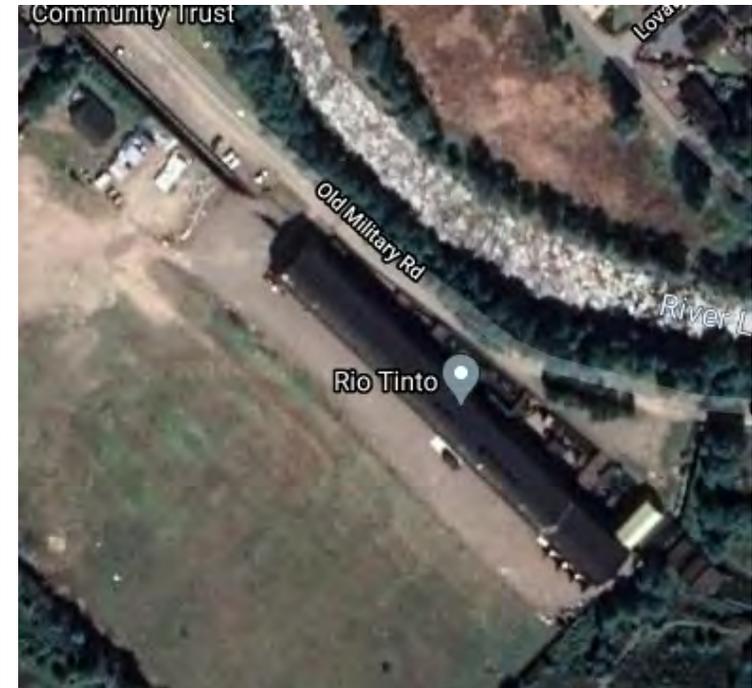
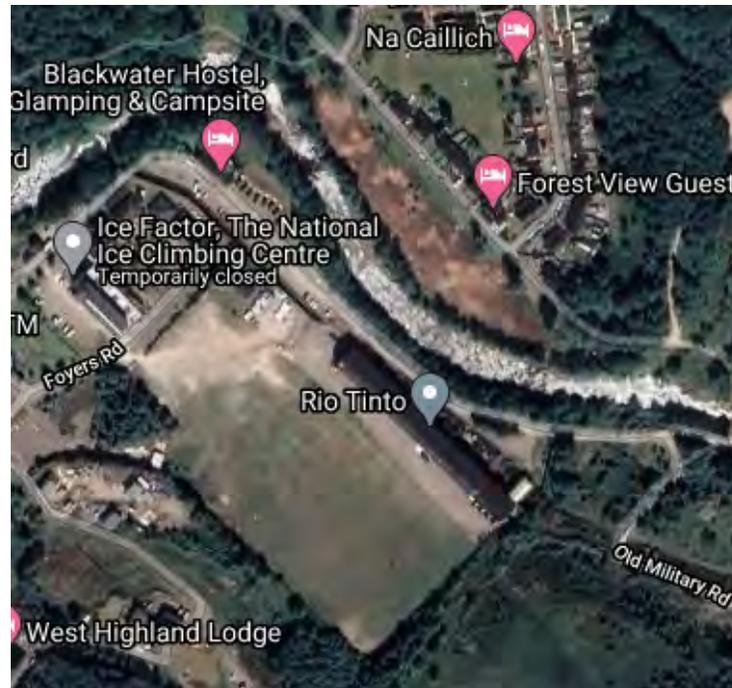
IMAGES



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	Use: Small Hyperscale
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

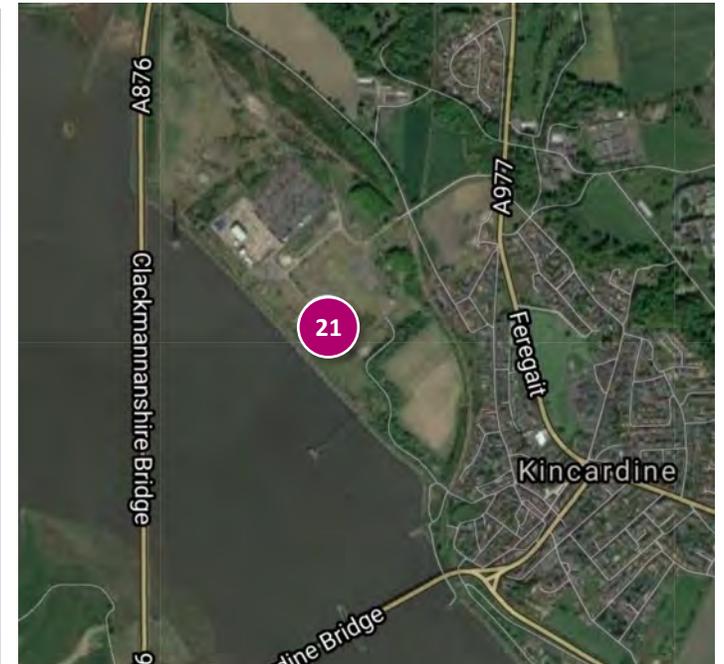
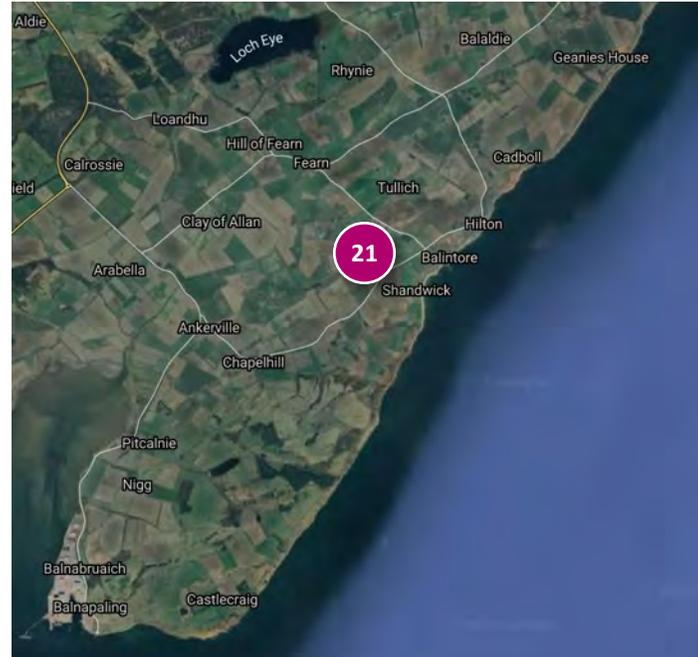
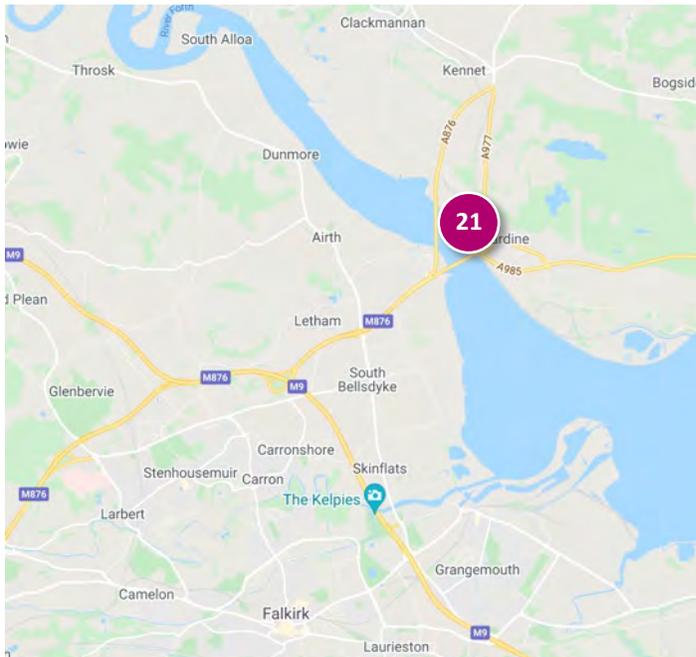
IMAGES



KINCARDINE POWER STATION

OVERVIEW

Site Overview	Part of the site is an operating substation with the remainder being vacant				
Scale: 128.5 acres	Power: 40MW substation	Connectivity: Limited	Renewables: To be confirmed	Hazards: Overhead lines & a radar tower. Flood risk.	Use: Colocation / Edge
TechRE Comments	Large scale site close to the estuary with a risk of flooding. Substation can't support major data centre development and local demand not sufficient for edge facility.				



KINCARDINE POWER STATION

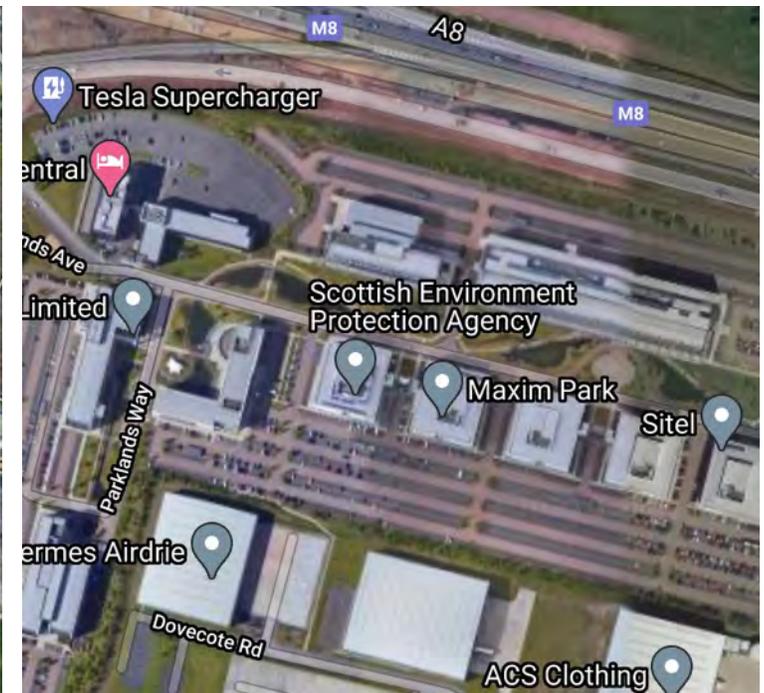
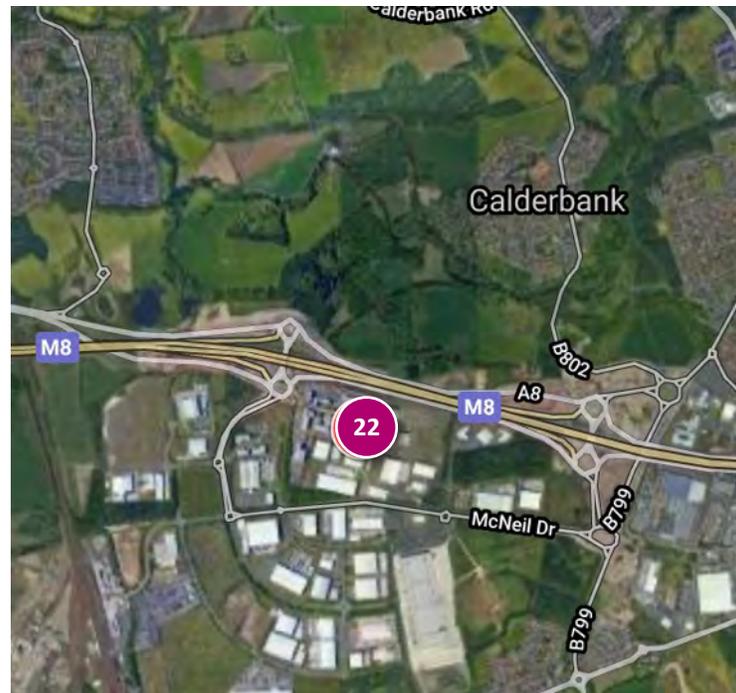
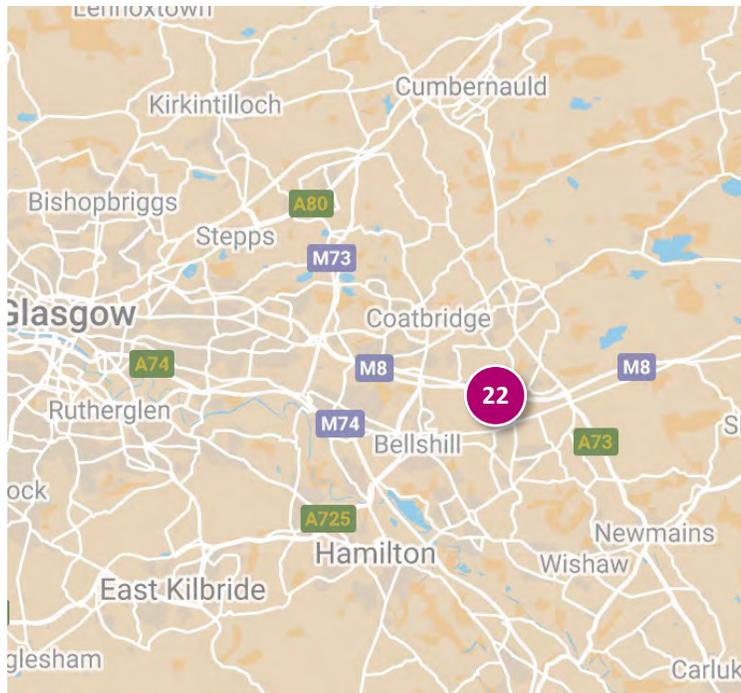
IMAGES



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	Use: Hyperscale
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

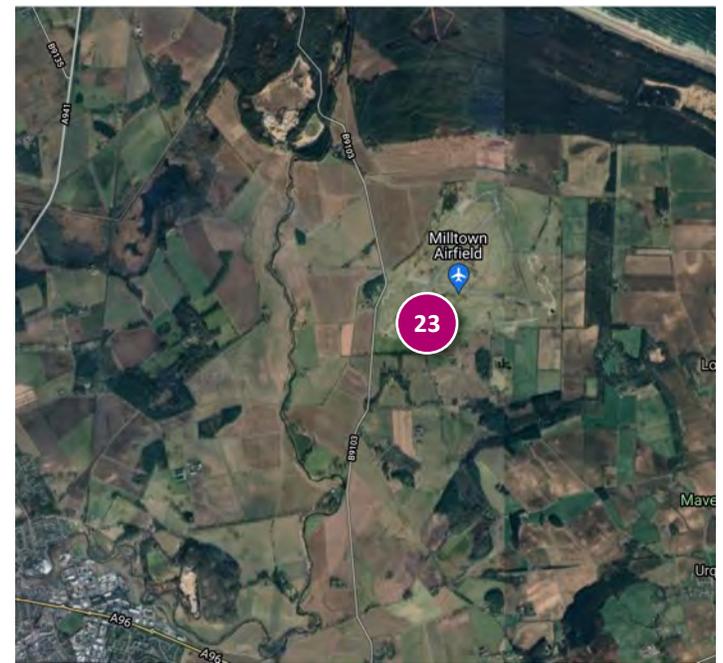
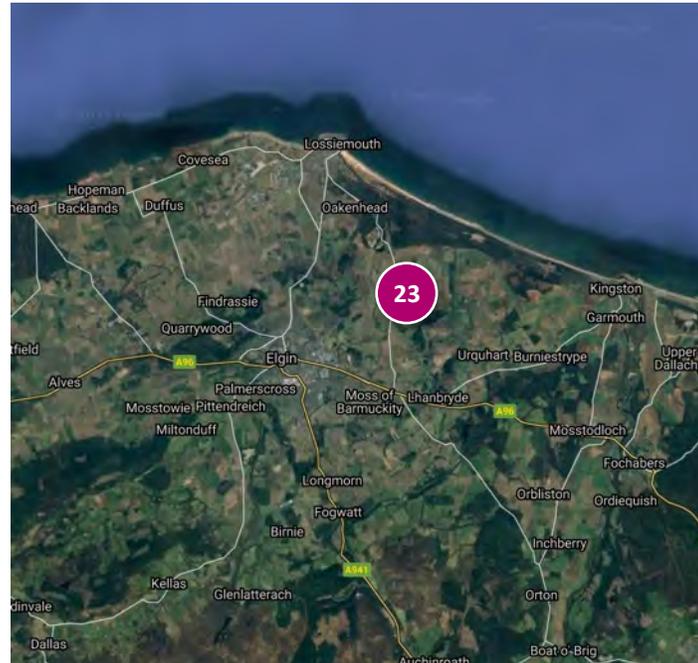
IMAGES



MILLTOWN AIRPORT

OVERVIEW

Site Overview	Another ex RAF airfield near Lossiemouth with planning consent for a large solar farm and scope to develop within the remainder of the site.				
Scale: 280 acres	Power: To be confirmed	Connectivity: Limited	Renewables: 50MW solar farm	Hazards: None observed	Use: Hyperscale
TechRE Comments	Large scale site with 50 MW solar farm likely to be too small for hyperscale use but presents some good opportunity.				



MILLTOWN AIRPORT

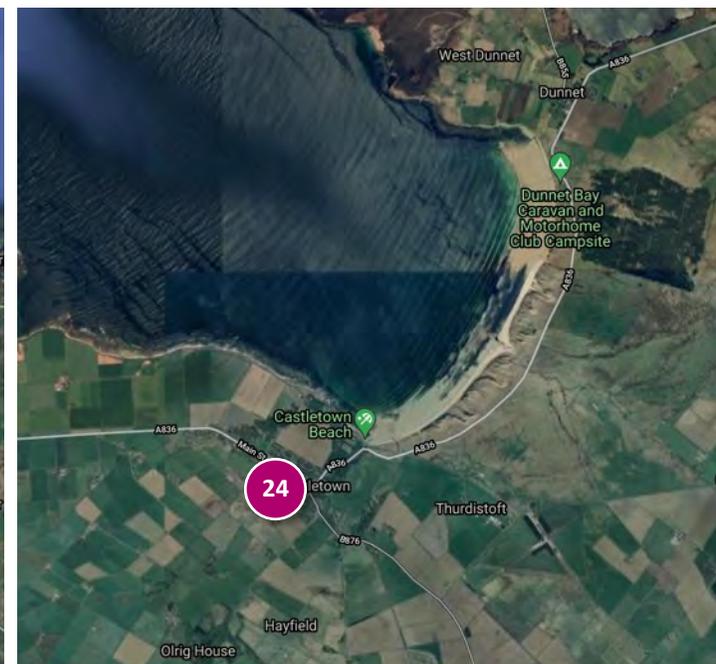
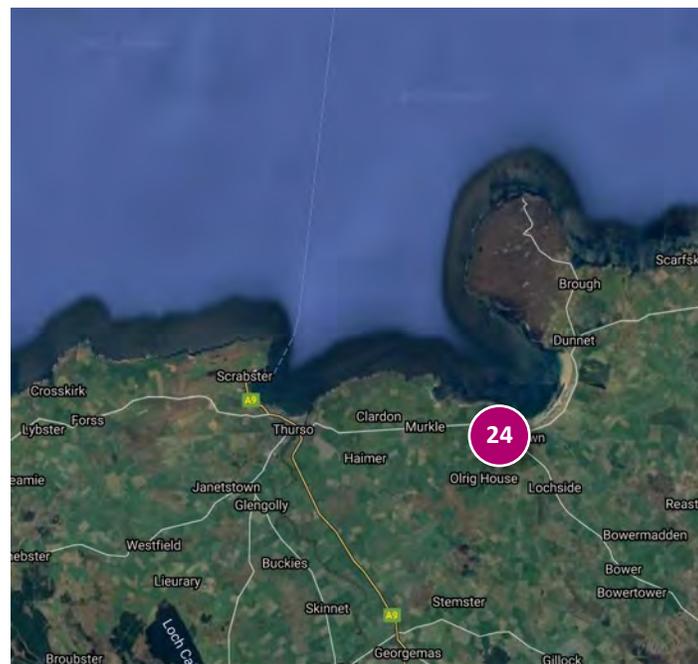
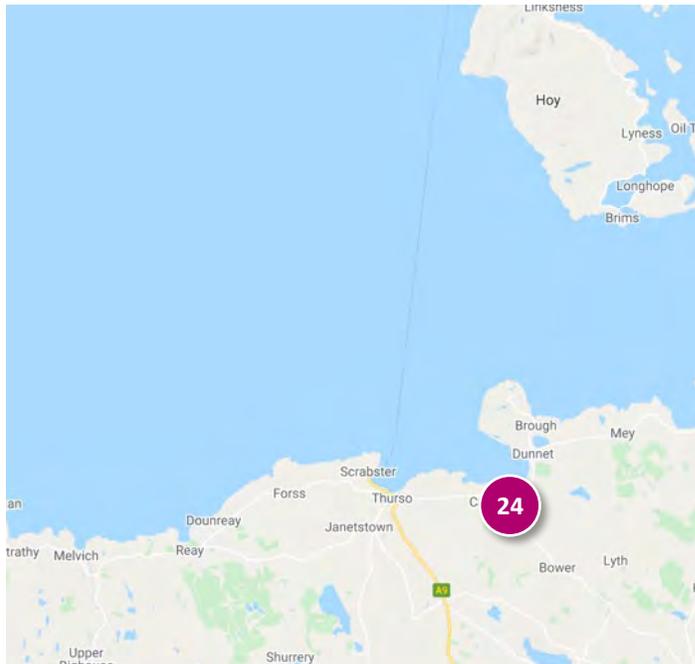
IMAGES



NORFROST BUSINESS PARK

OVERVIEW

Site Overview	Existing buildings could offer quick deployment and close to Dounreay/Wick for incoming renewable power.				
Scale: Approx 25 acres	Power: To be confirmed	Connectivity: Limited	Renewables: Close access to offshore wind farms	Hazards: None observed	Use: Colocation / Edge
TechRE Comments	Possible to connect to renewable power but buildings too small for hyperscalers. Better sites available at Dounreay and Forss Business Park				



NORFROST BUSINESS PARK

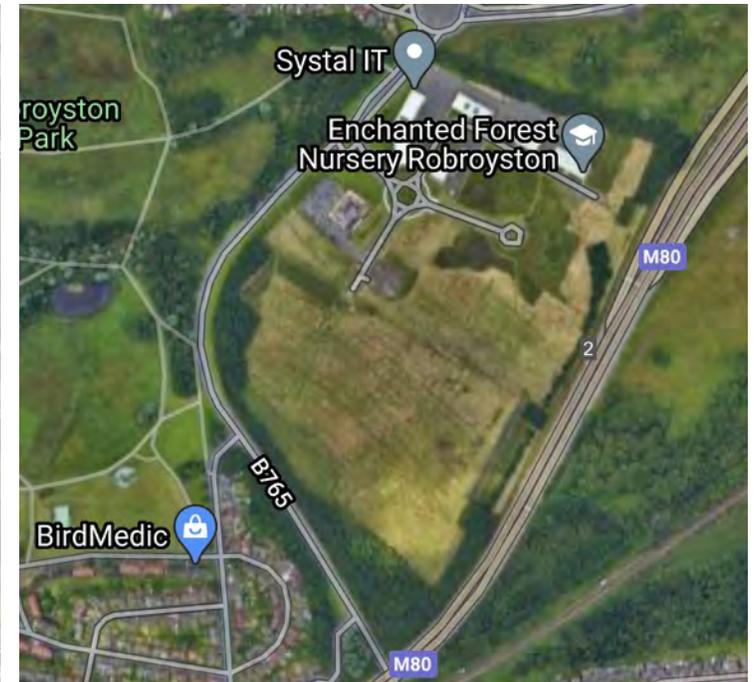
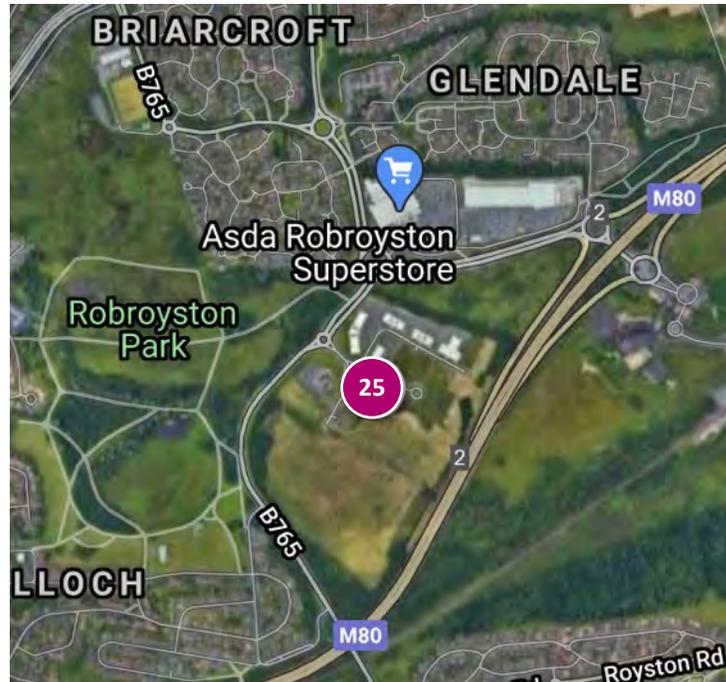
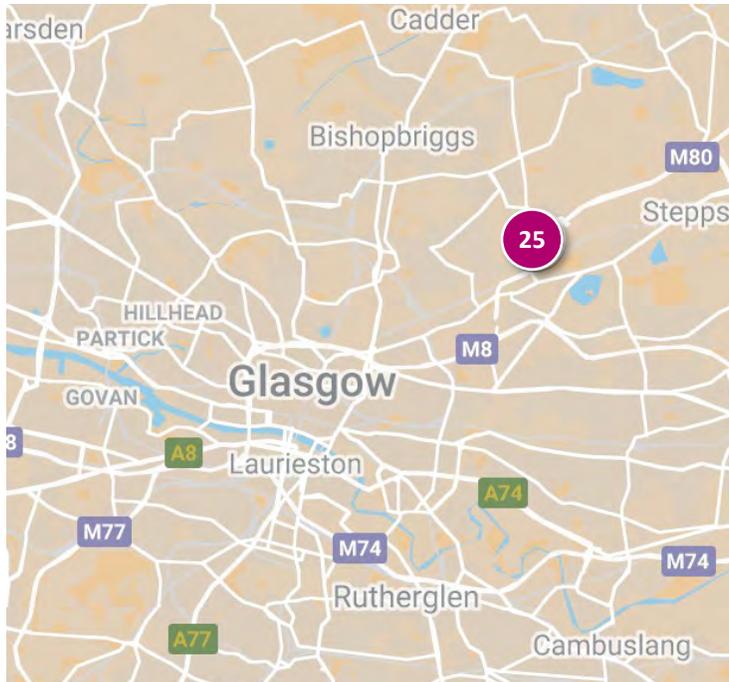
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NOVA BUSINESS PARK

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	Use: Edge
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

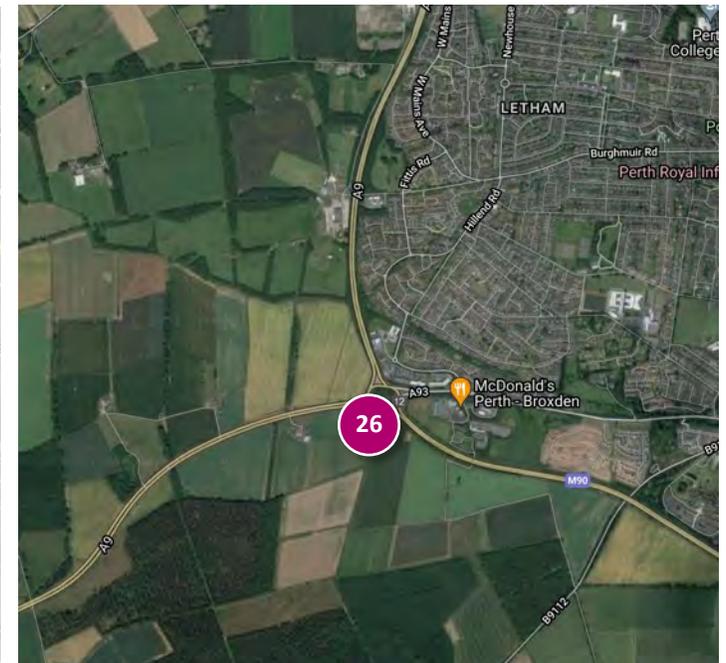
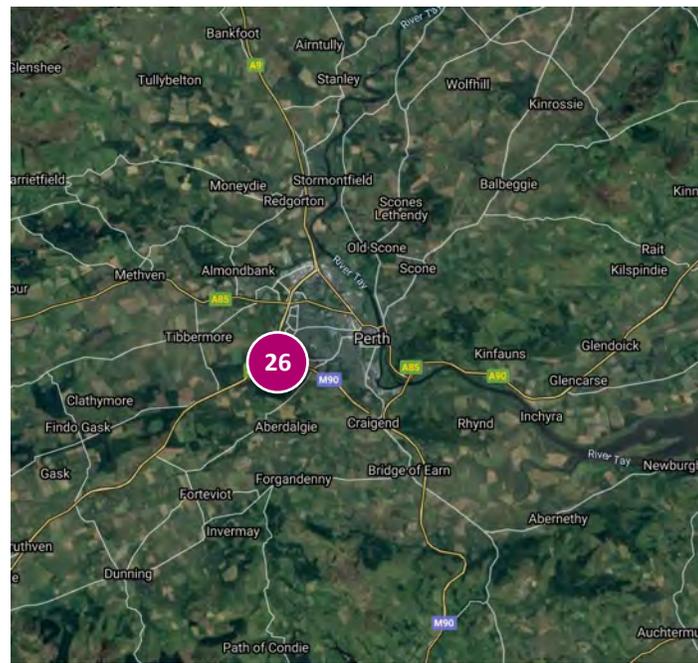
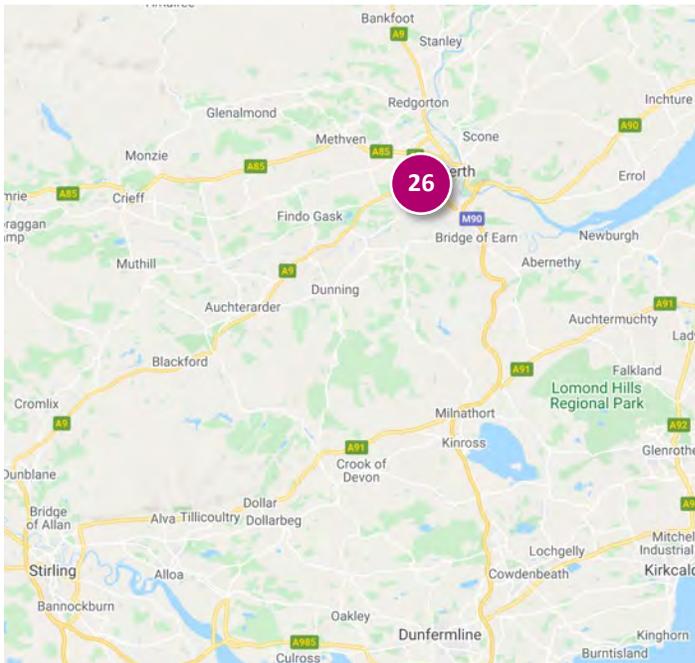
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PERTH ECO INNOVATION PARK

OVERVIEW

Site Overview	A large site west of Perth within a larger development area planned for a mix of residential, commercial and research and development.				
Scale: 64 acres	Power: To be confirmed	Connectivity: Plans to install a full fibre network	Renewables: 20MW planned for Perth	Hazards: None observed	Use: Colocation / Edge
TechRE Comments	Potential site for an edge data centre to support the Innovation Park but too small for hyperscale.				



PERTH ECO INNOVATION PARK

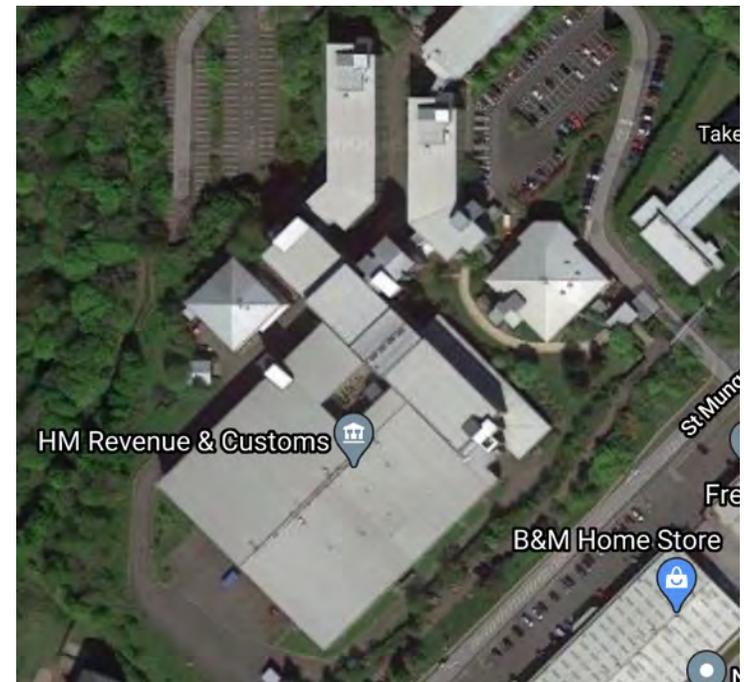
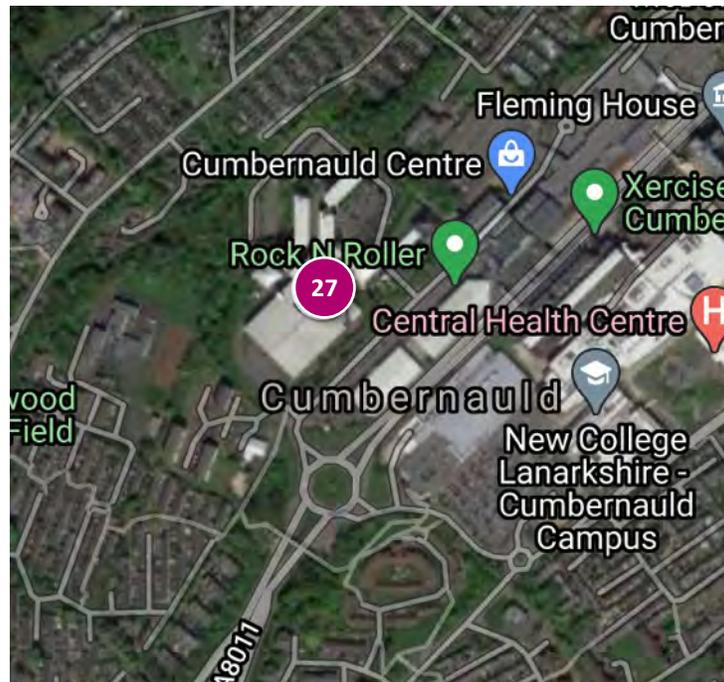
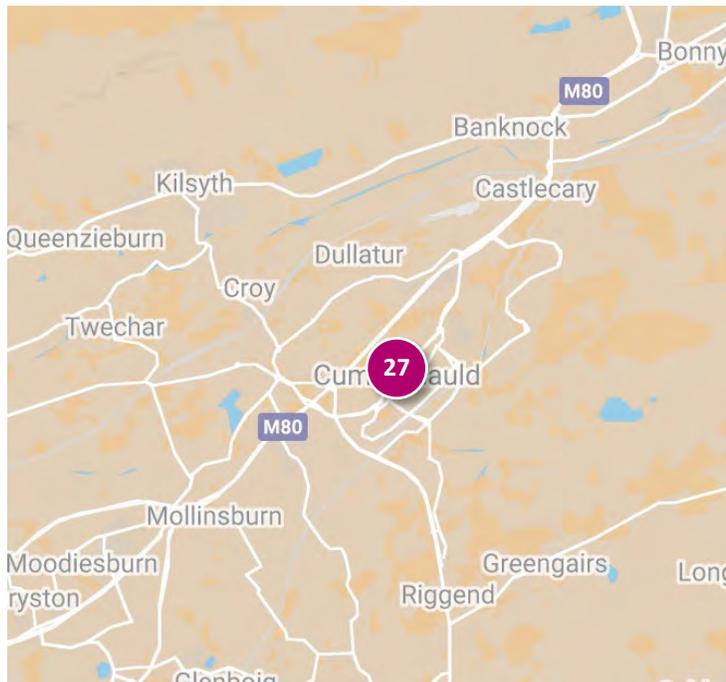
IMAGES



ST. MUNGO'S CUMBERNAULD

OVERVIEW

Site Overview	A substantial existing building located in the heart of Cumbernauld, currently occupied by HMRC which includes an operational data centre.				
Scale: 250,000 sq ft	Power: TBC	Fibre: Multiple fibre expected	Renewables: None observed	Hazards: None observed	Use: Edge
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

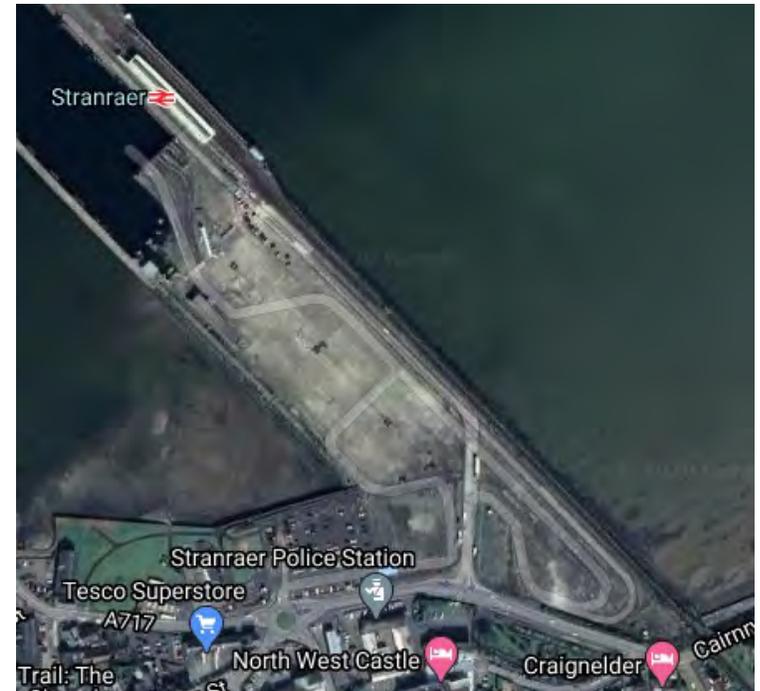
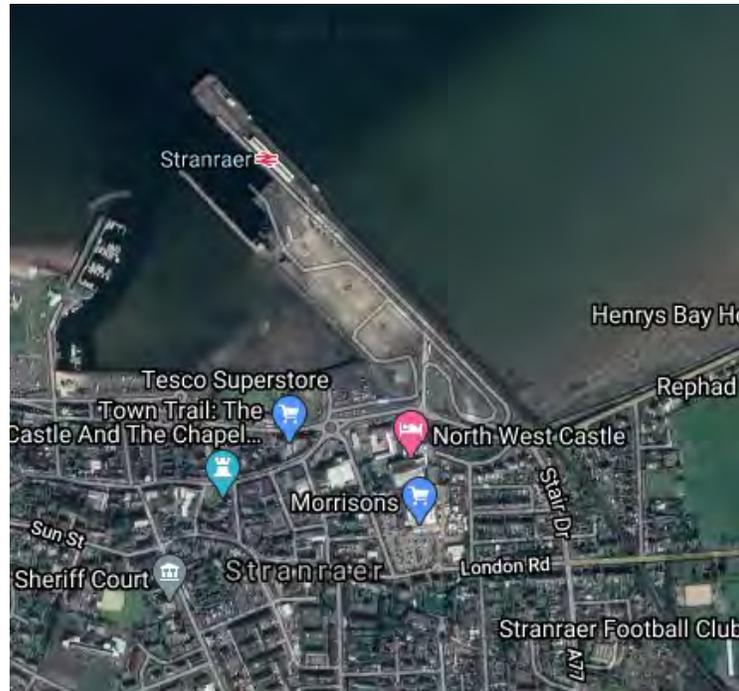
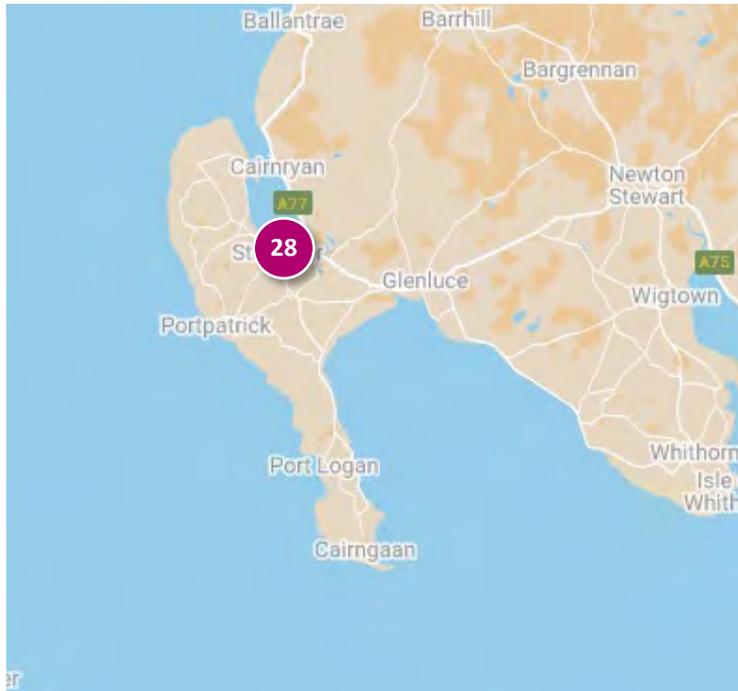
OVERVIEW



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	Use: Edge
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

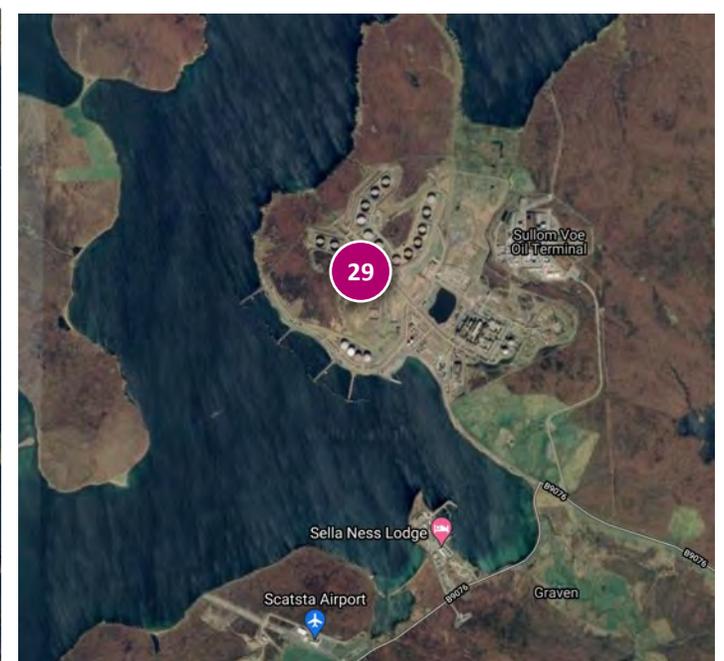
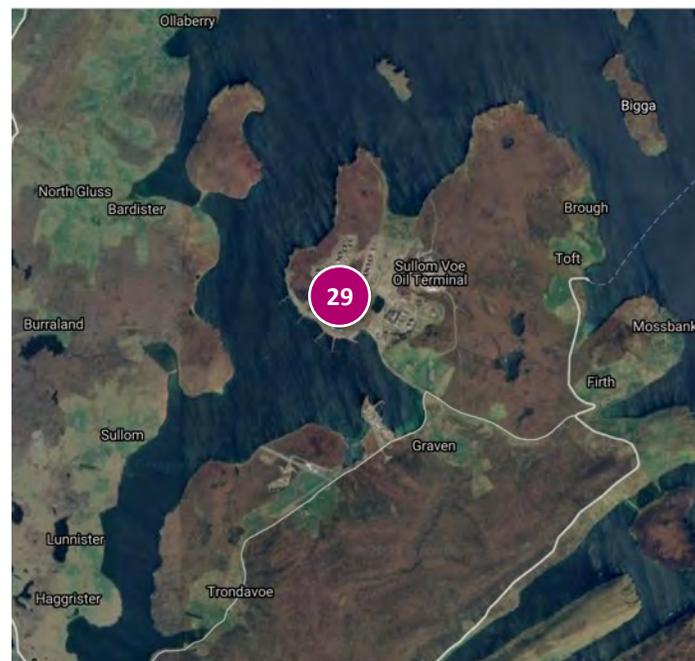
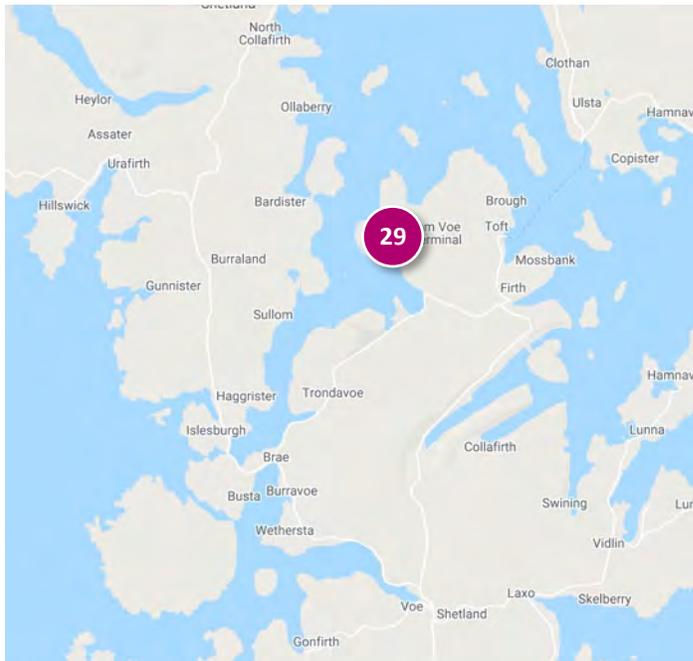
IMAGES



SULLOM VOE

OVERVIEW

Site Overview	A huge oil terminal with lots of supporting infrastructure currently being re-purposed.				
Scale: >1,000 acre site	Power: Plenty expected	Connectivity: Very likely	Renewables: 433MW Viking + ~400MW Orion	Hazards: Upper tier COMAH site	Use: Hyperscale / Cable Landing Point
TechRE Comments	Too early for a data centre site as still operational. However, it's a huge industrial site that may get hydrogen development in the future. Within range of 1GW of power relating to the orion project and Viking wind farm				



SULLOM VOE

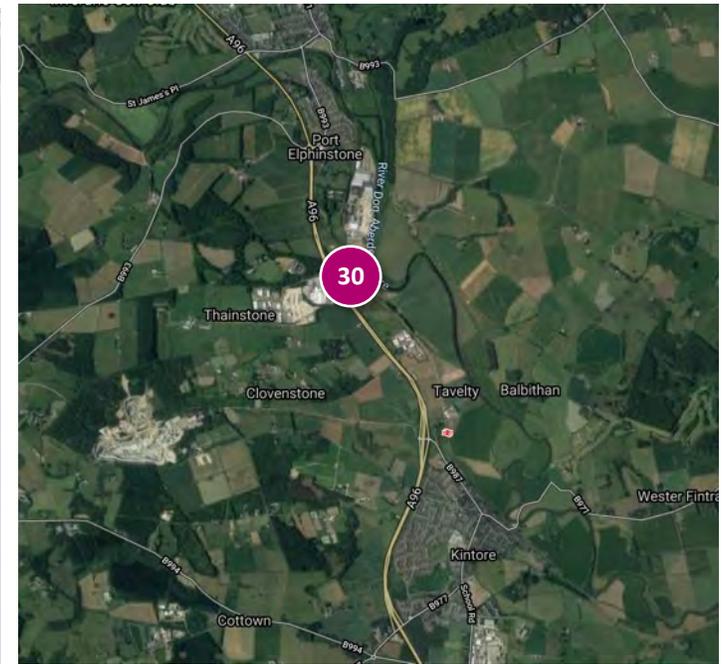
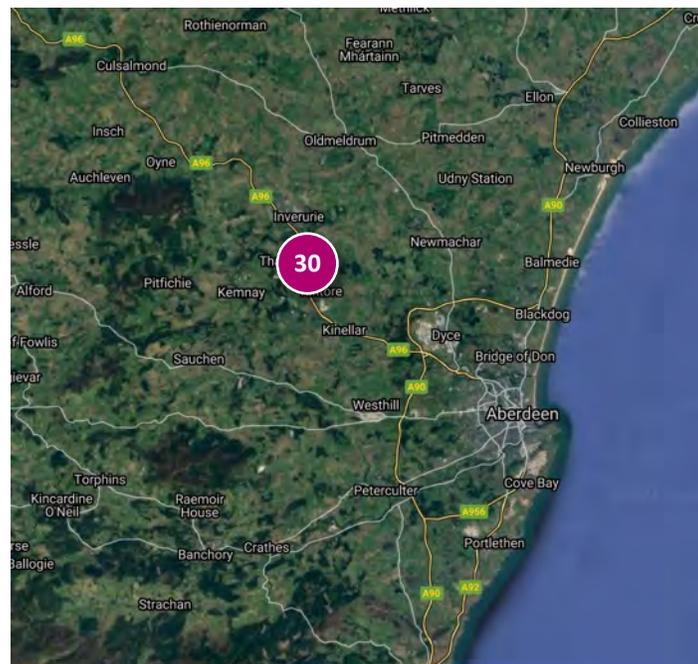
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THAINSTONE BUSINESS PARK

OVERVIEW

Site Overview	Industrial Park outside Aberdeen with multiple plots available.				
Scale: 65 acres	Power: To be confirmed	Connectivity: To be confirmed	Renewables: : 30MW energy from waste facility	Hazards: Close to a railway line	Use: Colocation / Edge
TechRE Comments	Proximity to energy from waste plant is attractive but too small for hyperscale and demand for a data centre would need to be verified.				



THAINSTONE BUSINESS PARK

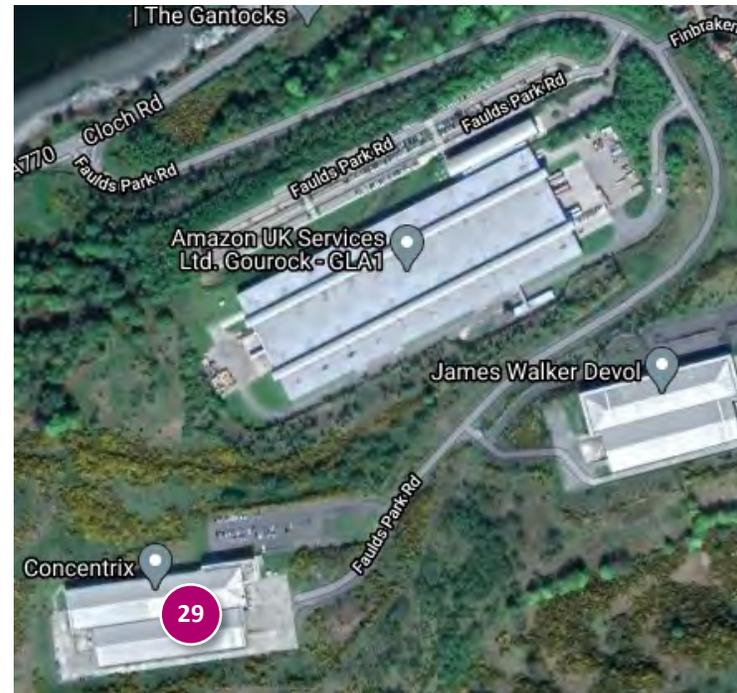
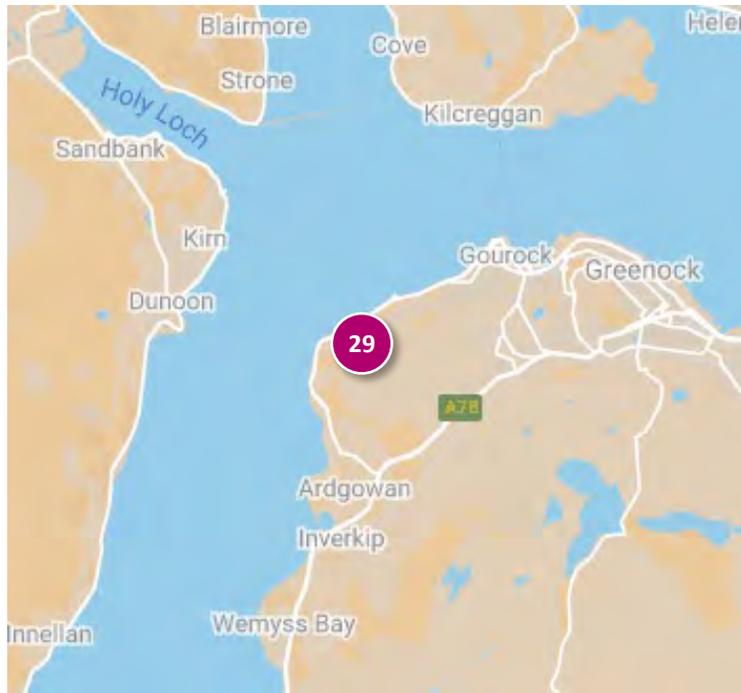
IMAGES



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	Use: Edge
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

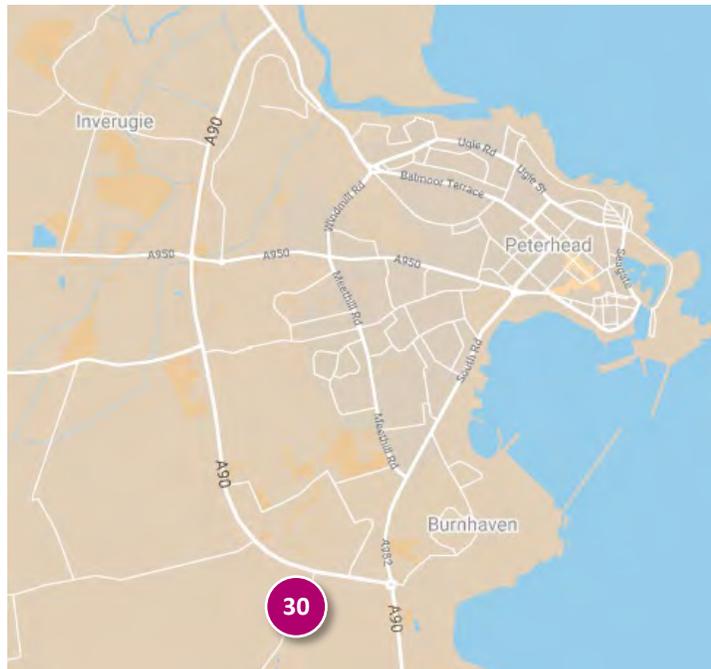
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UPPERTON INDUSTRIAL ESTATE, PETERHEAD

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	Use: Hyperscale if power can be increased
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

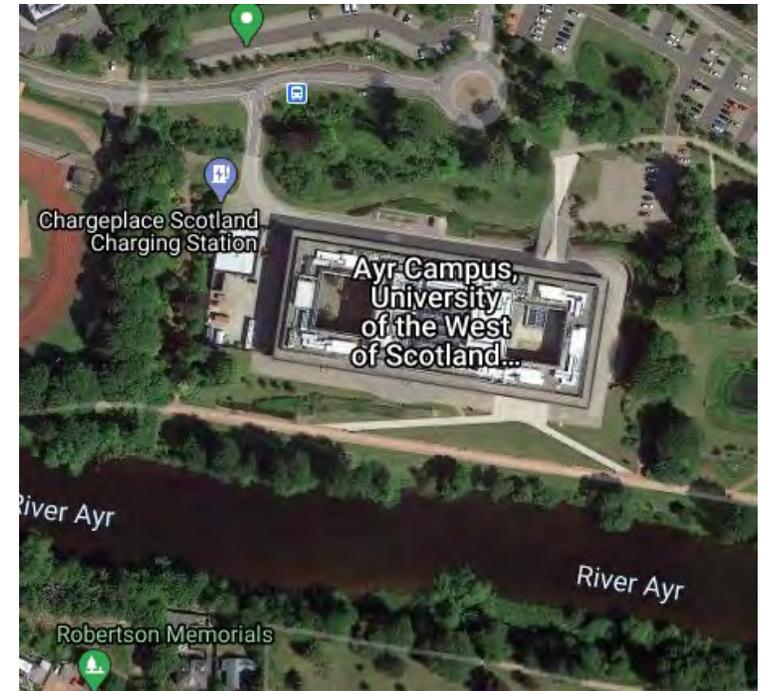
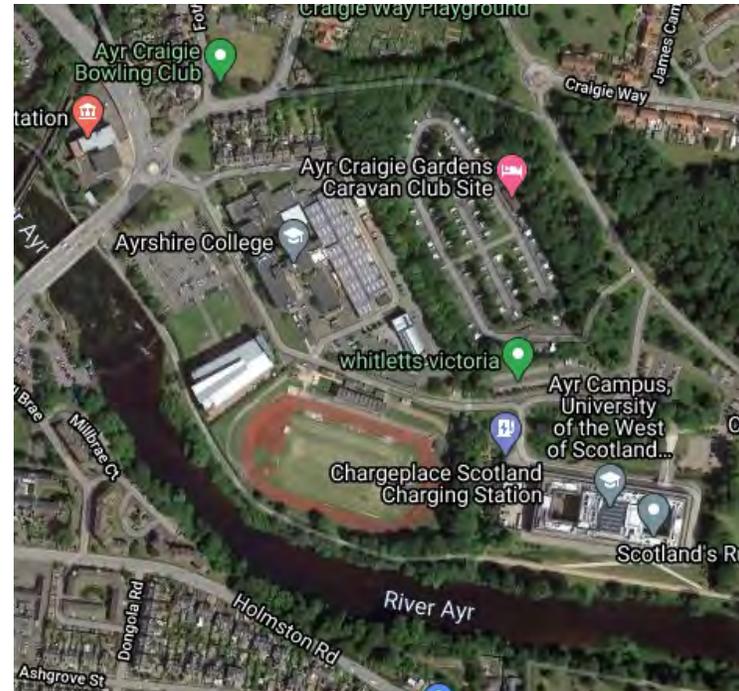
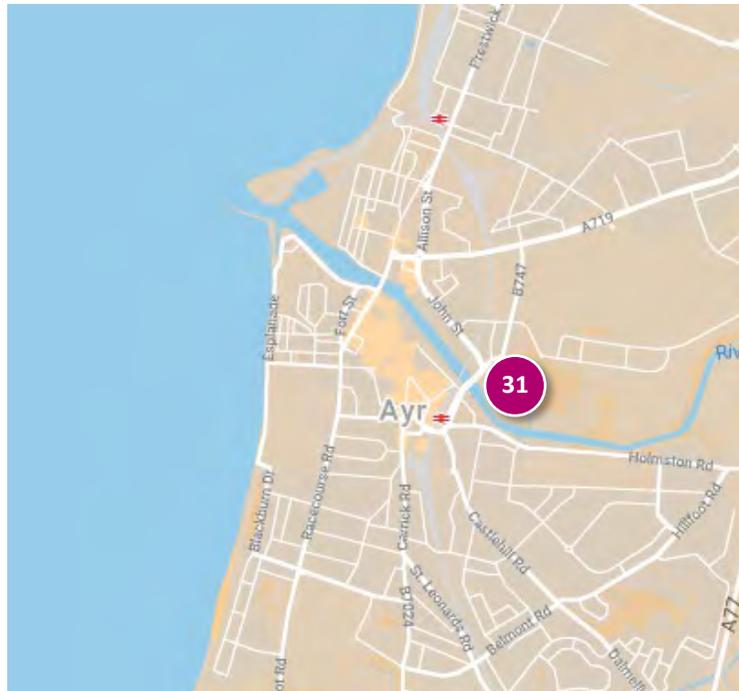
IMAGES



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	Use: Edge
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

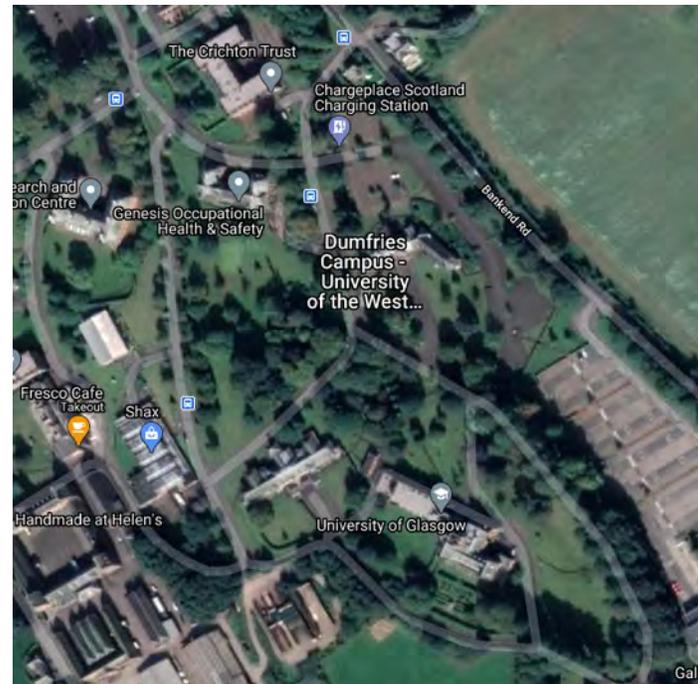
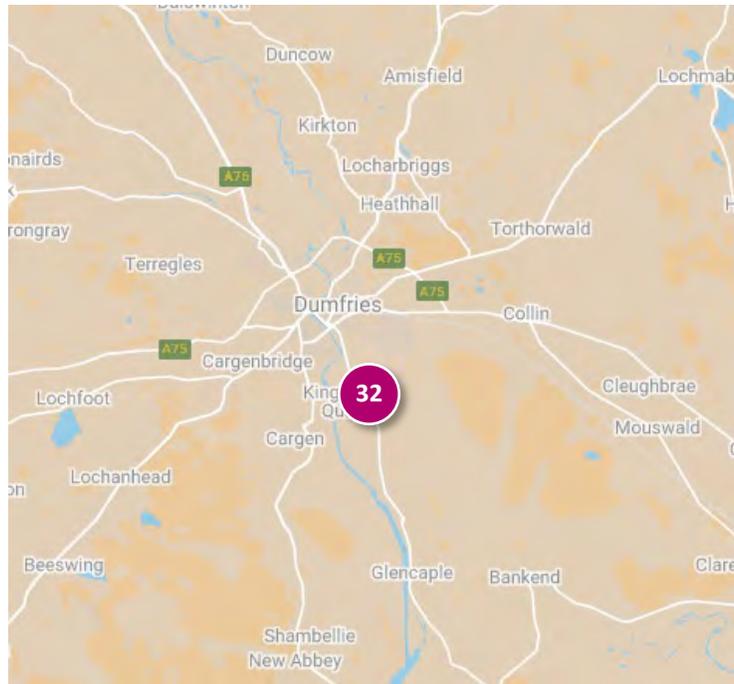
IMAGES



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	Use: Edge
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

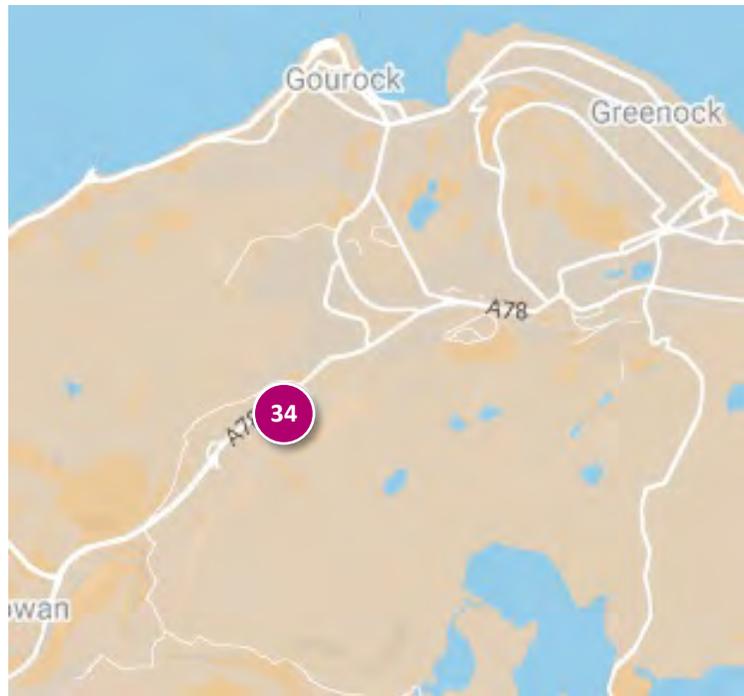
IMAGES



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	Use: More infrastructure required
TechRE Comments	A good site with development potential but lacks a clear renewables plan.				



VALLEY PARK GREENOCK

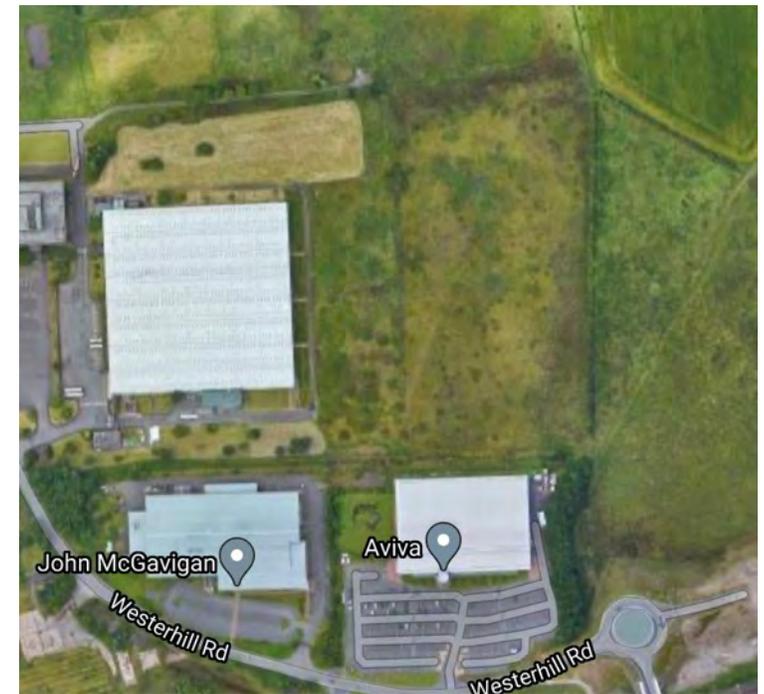
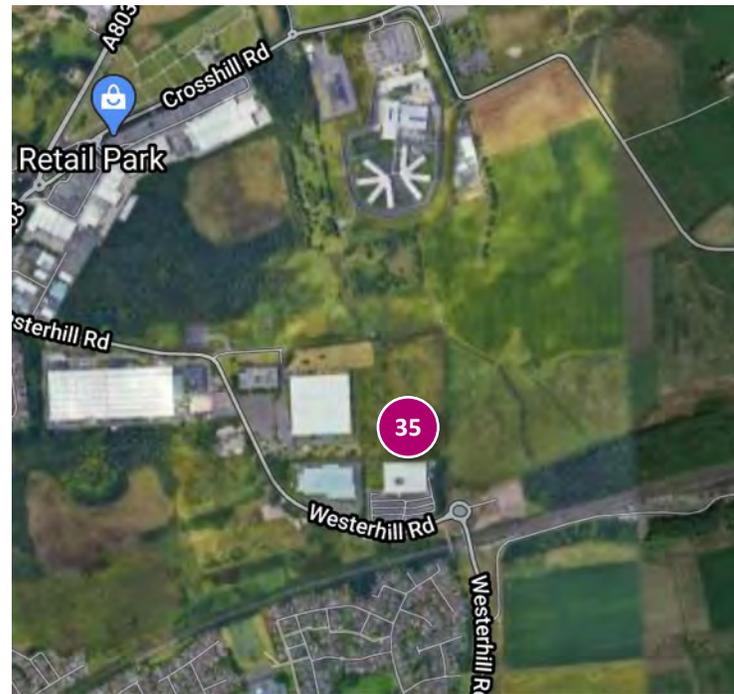
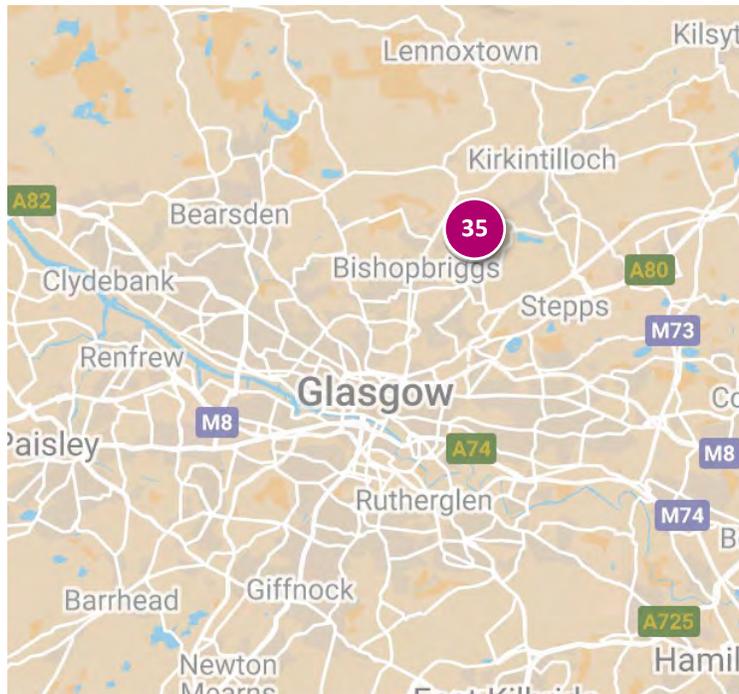
IMAGES



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	Use: Edge
TechRE Comments	Typical out of town park with potential scale but lacking renewables and clear data centre story.				



WESTERHILL BUSINESS PARK

IMAGES



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.

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