

www.zero-four.co.uk

123 ACRE MIXED-USE DEVELOPMENT

MONTROSE



ISLA
DEVELOPMENTS



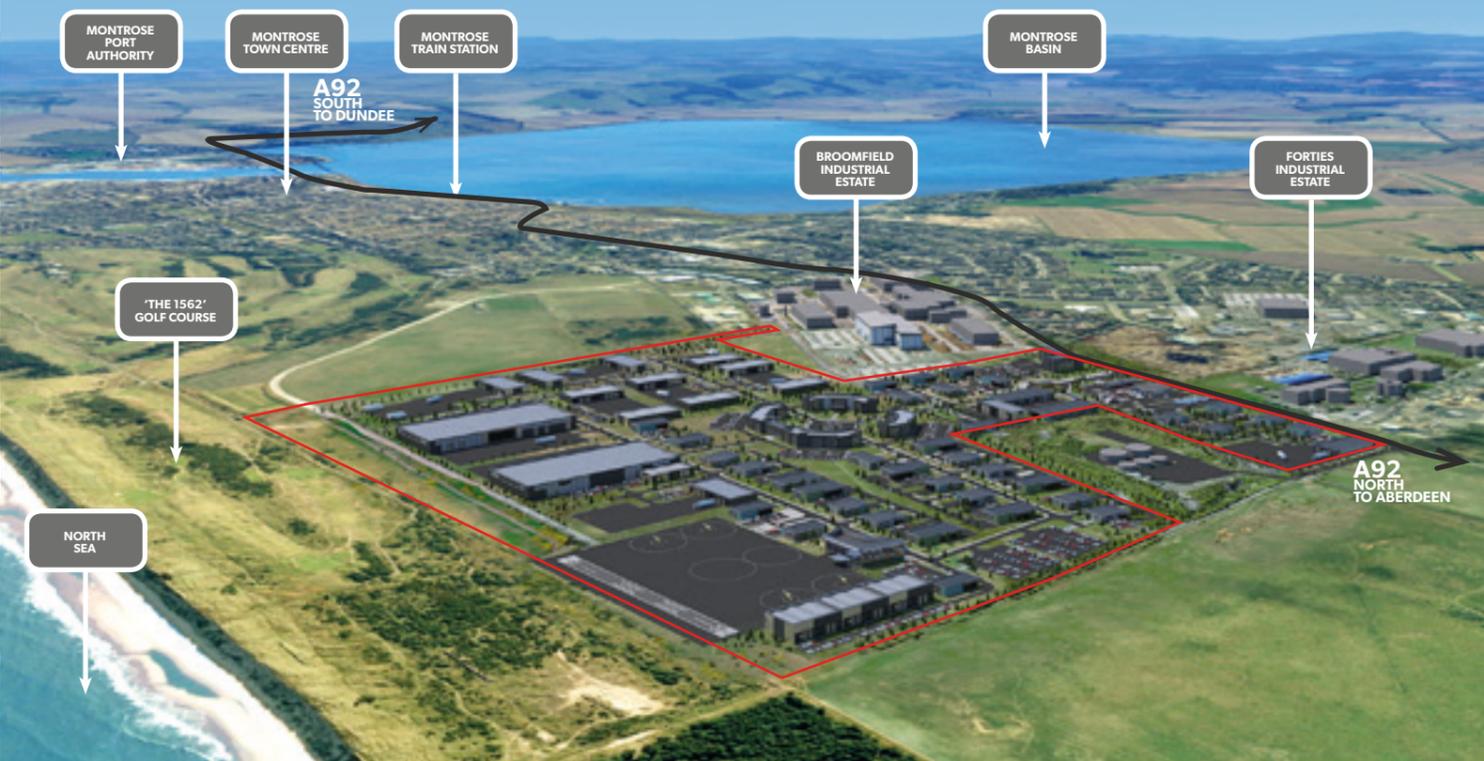
Taking its name from the United Kingdom's first operational military runway on which it stands, ZeroFour provides an exciting opportunity for many businesses to acquire new sites or create strategic business links.

The development ZeroFour, formerly Montrose Airfield, lies on the North East of Scotland coastline within the town of Montrose and can be found adjacent to the Forties Industrial Estate and Broomfield Industrial Estate.

The central location of Montrose with its excellent road, rail and sea transportation links with other major cities, makes it the ideal centre for international trade and distribution throughout Scotland and Northern England.

The port provides a sheltered haven almost half a mile long with no tidal restrictions. Montrose also benefits from being only 40 miles south of Aberdeen and 38 miles north of Dundee making it the ideal location to attract a workforce from both cities.

Additionally, ZeroFour is strategically placed to facilitate the delivery and operation & maintenance of the proposed wind farms off the east coast of Scotland.



MONTROSE

The town of Montrose and immediate catchment area has a population of over 20,000 residents. Regionally it is situated within Angus which has a total population of approximately 116,000 residents. Historically a town of importance both culturally and environmentally, Montrose has become a centre for international trade and distribution.

Home to some of the world's leading oil and gas companies:

- Baker Hughes GE
- Halliburton
- Petrofac
- National Oilwell Varco
- John Lawrie Group

Industry sits in harmony alongside one of the most beautiful beaches in the United Kingdom and the famous

Montrose Basin, which is a 3km² tidal lagoon and is classified as a Nature Reserve of National Importance.

The southern part of the town accommodates the likes of:

- Montrose Port Authority
- GlaxoSmithKline (GSK)
- Rix Shipping
- Glassons
- Wild Well Control

All of which are major employers in the town.

Montrose is steeped in important national history. It is home to the 5th oldest golf course in the world, famously shaped by the Old Tom Morris, and now named as The 1562 Course, after the year in which it was constructed.



THE WIDER AREA

The central location of Montrose with its excellent road, rail and sea communication links to other major cities make it the ideal centre for international trade and distribution throughout Scotland and Northern England.

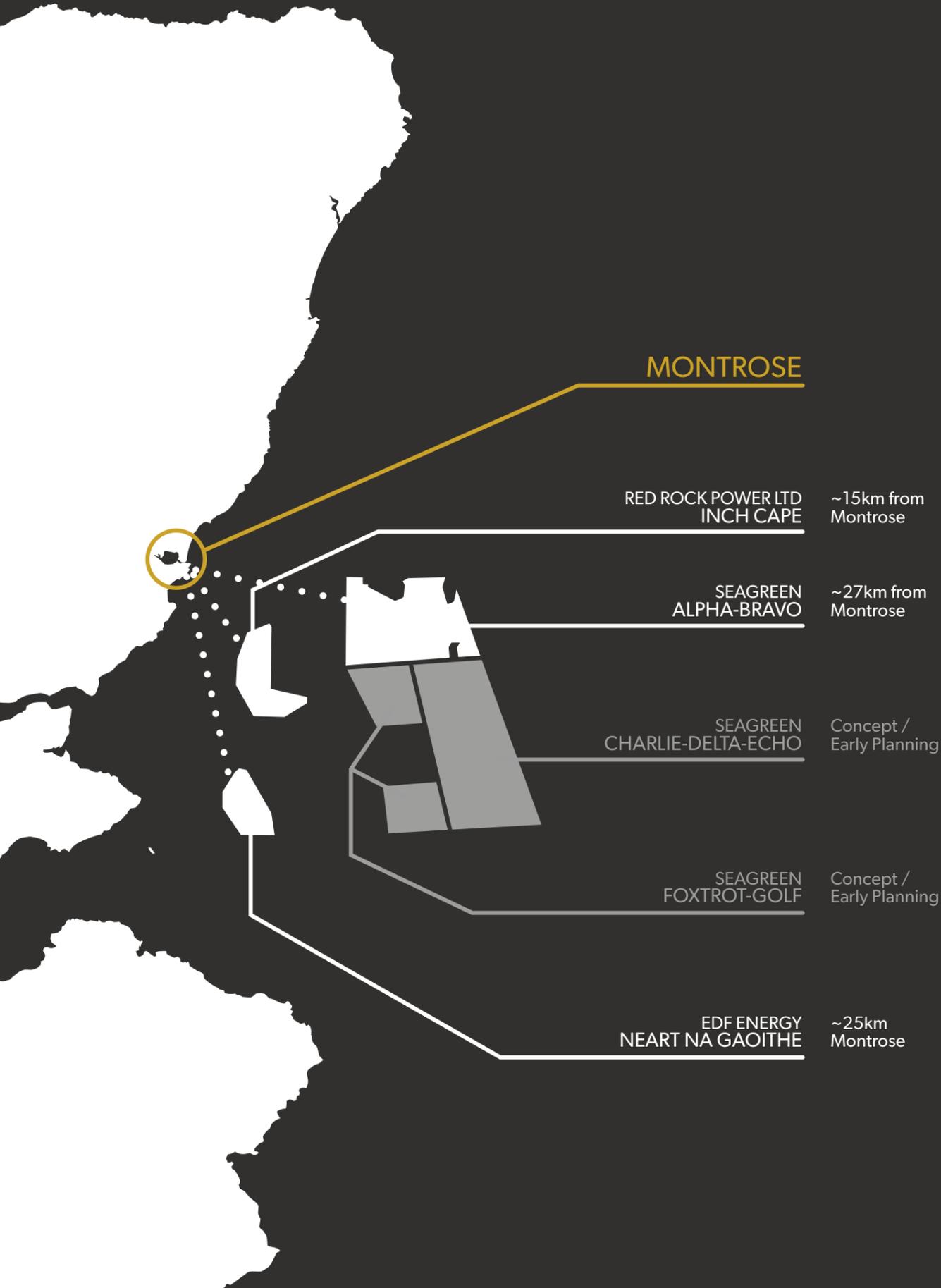


DISTANCE BY ROAD (miles)

ABERDEEN	35	ABERDEEN AIRPORT	38
DUNDEE	30	DUNDEE AIRPORT	31
STONEHAVEN	25	EDINBURGH AIRPORT	79
FORFAR	18	GLASGOW AIRPORT	119
BRECHIN	9		

NORTH SEA WIND PROJECTS

NORTH SEA RENEWABLES



MONTROSE

RED ROCK POWER LTD
INCH CAPE ~15km from Montrose

SEAGREEN
ALPHA-BRAVO ~27km from Montrose

SEAGREEN
CHARLIE-DELTA-ECHO Concept / Early Planning

SEAGREEN
FOXTROT-GOLF Concept / Early Planning

EDF ENERGY
NEART NA GAOITHE ~25km Montrose

Closest Port To The Proposed Offshore Wind Farms:

Seagreen
Alpha-Bravo
120 Turbines

Red Rock Power Ltd
Inch Cape
72 Turbines

EDF Energy
Neart na Gaoithe
45-54 Turbines

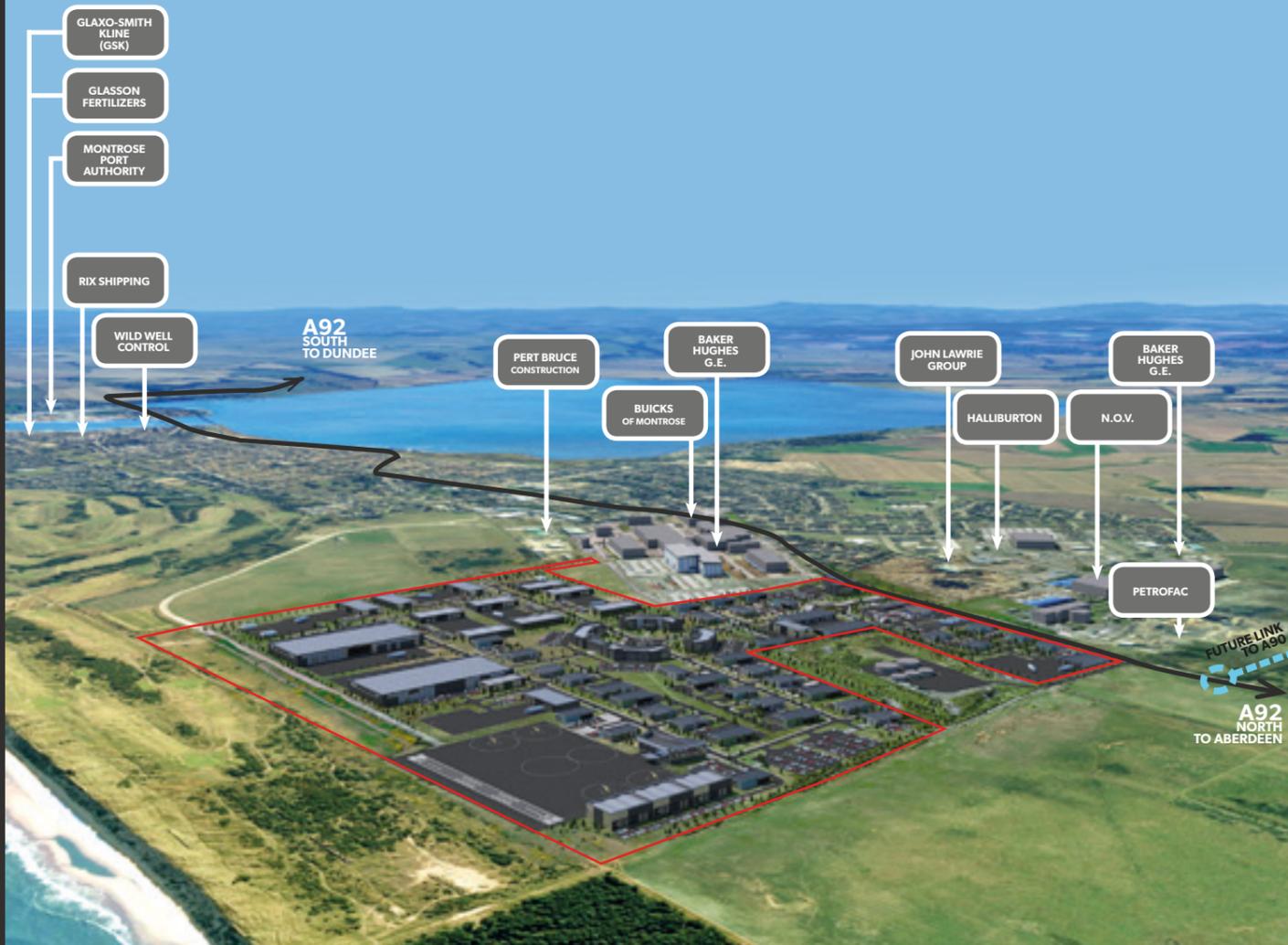
- + Scotland is targeted to produce 50% of its electrical energy from renewable sources by 2030.
- + The three new offshore wind farms are located between 15-27km from ZeroFour.
- + The developable area at Inch Cape, Seagreen and Neart na Gaoithe is around 700sq.km.
- + Total energy production from the three current sites is estimated at over 2.2GW.
- + Future sites have been identified and are in early planning stages with an approximate developable area over 830sq.km.

As the closest site with Port access and future Heliport, ZeroFour is ideal for office space, laydown areas, warehousing, storage, fabrication, car parking and hotel accommodation.



THE SITE

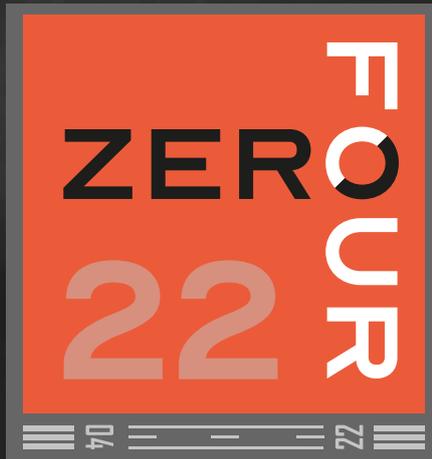
- Total Site Area: 123 Acres
- Main Road Frontage: 500 linear meters
- Direct Access from A92 via 2 new accesses
- Potential coastal access
- Planning Approval over whole site
- Site infrastructure to commence 2019
- Closest Port to the proposed Offshore Wind Farms:
 - Seagreen *Alpha-Bravo 120 Turbines*
 - Red Rock Power *Inch Cape 72 Turbines*
 - EDF Energy *Neart Na Gaoirthe 45-54 Turbines*
- Neighbouring Stakeholders:
 - Baker Hughes General Electric *New £35m Training Centre and European HQ*
 - GlaxoSmithKline (GSK) *Invested £54m in Montrose plant in 2018 and continue to invest £15m per annum*
 - Halliburton Manufacturing & Services
 - Petrofac Training Facility
 - National Oilwell Varco (NOV)
 - John Lawrie Group
 - Montrose Port Authority
 - Rix Shipping
 - Glassons
 - Wild Well Control



PLANNING POSITION

- Whole site has historical Planning Permission in Principle (PPIP) for Class 4, 5, 6 in relation to Offshore Wind & Renewables.
- Detailed Planning Applications will be submitted as required by incoming operators / tenants for immediate commencement on site.
- Proposal of Application Notice has been submitted to Planning Authority for new PPIP Application for total site. New PPIP includes all use types (except private residential).
- Development of Site well received from Local Community following Public Consultation event, recognising employment benefits to the local economy.
- Full Detailed Planning Application submitted for Phase 1 Infrastructure, Roads & Services.





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