



KILDEAN MEANS BUSINESS

an environmentally friendly business park in Stirling

kildeanbp.com



Kildean Business Park

Kildean Business Park is one of Scotland's newest and most sustainable business parks. The 39-acre, riverside site is set within a desirable green landscape offering occupiers attractively designed and environmentally friendly office buildings and business spaces.

STIRLING



*Stirling
Railway Station*



*Stirling
City Centre*



*University
of Stirling*

AT THE HEART OF IT

Perfectly Positioned

With a central location and excellent road and rail links, Stirling is at the heart of the largest catchment area in Scotland. It has one of the UK's largest recruitment catchments, with over half of Scotland's population within a 60 minute commute.

Modern History

As well as being Scotland's ancient capital and steeped with history and culture, Stirling also offers one of the country's most dynamic economies, with over 85% employed within the service industry. Underlined by its reputation as one of the best places to live and work, Stirling is the gateway to the right people for any modern business – that's why M&G, HSBC and Capita are here too.

Dynamic Thinking

The University of Stirling is designed and driven by transformative thinking. Its graduates stand out to global employers and more than 97% of Stirling students are in employment or further study within six months of graduating.

(University of Stirling 2019)

STIRLING FACTS AND FIGURES



3.4 million
catchment area



11,500 students



Scotland's
happiest place
to live and work

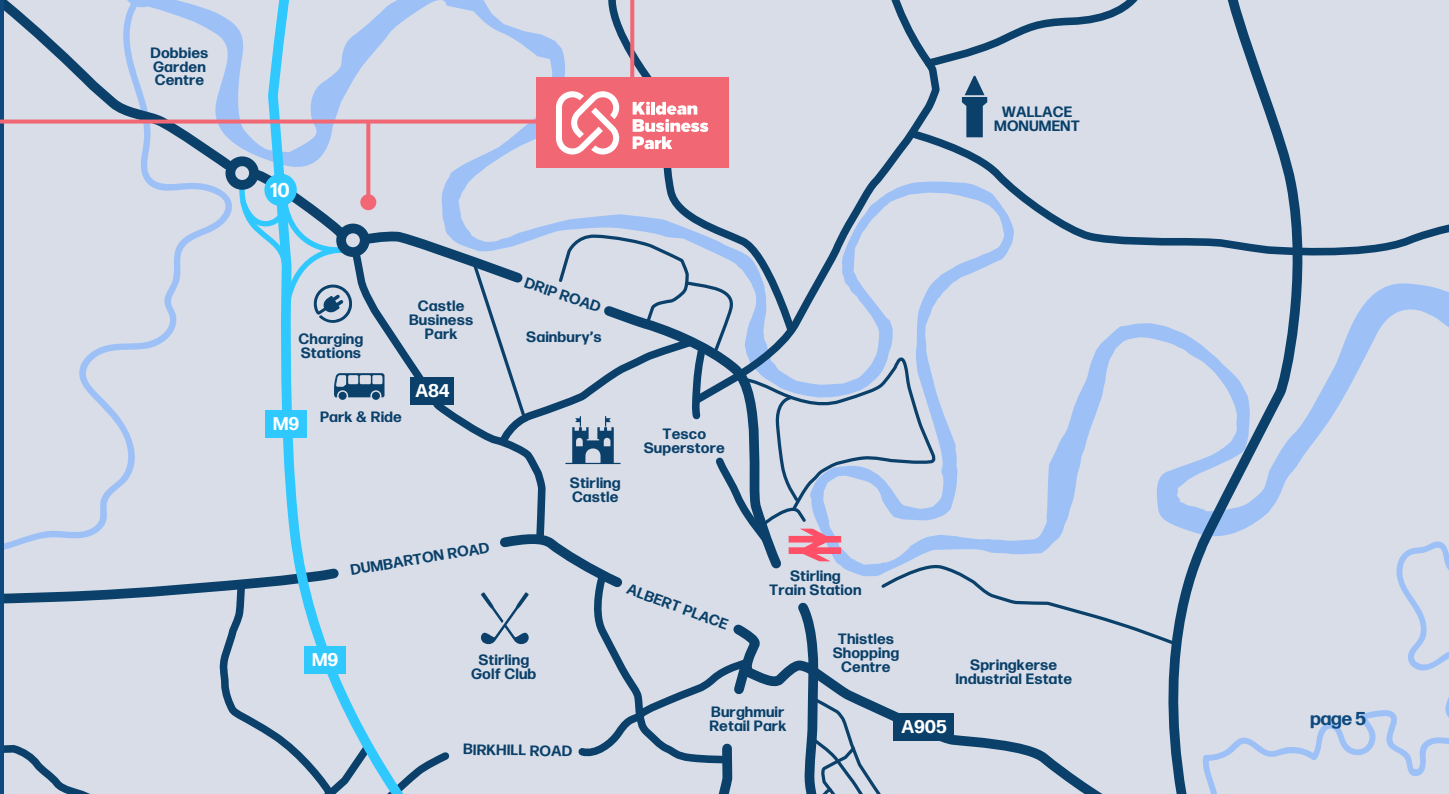
(Rightmove's 2021 Happy
at Home Index)



In the heart of the
UK's top performing
region for Foreign
Direct Investment
outside of London

(EY2020)

There is nowhere else that so much of Scotland's history can be viewed from your office or workplace window. Kildean Business Park sits pride of place on the banks of the River Forth offering panoramic views of Scotland's finest scenery.





Road

J10 of the M9 provides direct access to Scotland's national motorway network, including the M80 to Glasgow, M9 to Edinburgh and A9 to Aberdeen.



Bus

Regular bus service to the city centre and railway station as well as services to satellite locations.



Rail

The city's railway station links the local area to Edinburgh (35 minutes), Glasgow (30 minutes), and Aberdeen (2 hours) with regular direct services.



Air

Centrally located with easy access to Scotland's two international airports, which offer flights to more than 120 destinations worldwide. Edinburgh, the 2nd largest airport in the UK outside of Greater London is within a 30 minute drive and Glasgow is just a 45 minute drive away.

Strategically positioned, Kildean Business Park is just 35 minutes away from Glasgow / Edinburgh and 45 minutes from Perth, easily accessible by the M80 and M90 motorways ensuring all that Scotland has to offer is close at hand.

Journey Times

CITY	DRIVE	TRAIN
Glasgow	35 minutes	30 minutes
Edinburgh	35 minutes	35 minutes



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MASTERPLAN

Designed as a high quality, ecologically sensitive development the masterplan is capable of delivering more than 400,000 sq ft (37,161 sq m) of new Grade A office accommodation and high quality business space with ancillary uses.

The masterplan represents proposed uses only. The size and Use Classes of the individual buildings make them suitable for a variety of business and industry sectors, with the option to be tailored to suit specific requirements, subject to planning.

PLOT	TYPE	SIZE	AREA
1	Office	50,000 sq ft	2.86 acres
5	Office	27,000 sq ft	1.39 acres
6	Office	Let to M&G	
7	Office	80,000 sq ft	4.79 acres
8	Office	25,000 sq ft	0.87 acres
9	Office	25,000 sq ft	0.87 acres
10	Office	25,000 sq ft	0.87 acres
11	Office	25,000 sq ft	0.85 acres
12	Office	25,000 sq ft	0.85 acres
13	Office	25,000 sq ft	0.87 acres
14	Office	49,000 sq ft	1.77 acres

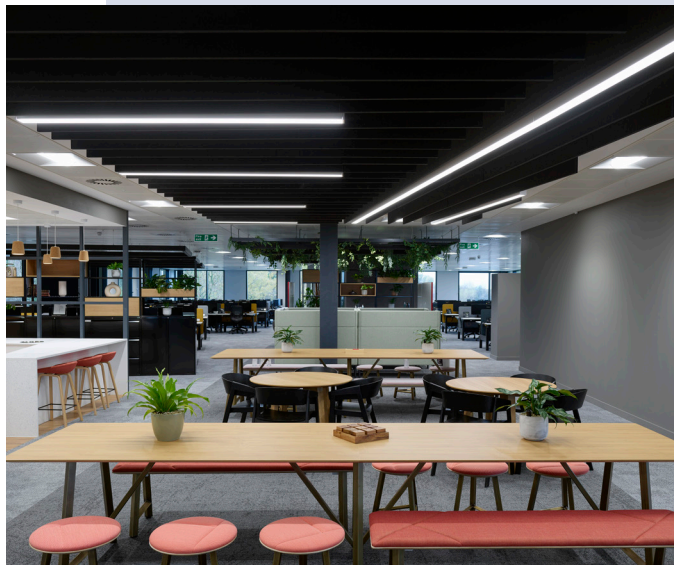


SUSTAINABILITY

A sustainable approach to development is one of Kildean Business Park's core principles.

In essence all buildings will be designed to a minimum BREEAM of 'Excellent' will achieve a minimum EPC rating of 'B' and will incorporate the following principal design features:

- Developed and tested using environmental modelling which creates the opportunity for a significant reduction in CO2 emissions
- Efficient ratio of usable area to gross internal area which means less energy required for common areas
- Designed to allow efficient zoning which allows close control of targeted zones to cut energy waste
- Will incorporate enhanced insulation values, A-rated and recycled material and enhanced U-Values to maximise efficiency
- Careful design of structural grid allows efficient space planning flexibility to limit amount of surplus space
- Designed with all electric infrastructure capable of supplying carbon-zero power that is 100% renewable



OPPORTUNITY

Kildean Business Park can deliver buildings to meet the exact demands of occupiers, both large and small, therefore design and build options can be specifically tailored to suit.

The infrastructure is in place and Kildean's team already has an exceptional track record of delivering valuable on-site amenity and office buildings to suit occupier's requirements.

M&G

In January 2021 M&G agreed a pre-let (off plan) to lease a new 77,000 sq ft Grade A office with 280 parking spaces (included 28 for electric vehicle charging and 14 wheelchair accessible bays) and the provision of on-site coach parking. The SDA team delivered a BCO designed building, on time and on budget, to M&G's exact requirements delivering a host of key certifications.

- BREEAM Excellent for both CAT A and Cat B
- EPC B



Euro Garage, ASDA Express & Greggs

Operating from a 1.5 acre site on the park, Euro Garage have developed and operate a new petrol filling station featuring an ASDA Express and Greggs. Euro Garage now provides a valuable added amenity for the business park.



Starbucks Drive-Thru

Opened in December 2021, Starbucks now operate an outlet with choice of indoor and outdoor seating and a drive-thru lane for takeaways.



Little Stars Nursery

The purpose-built nursery was completed in November 2022. It offers pre-school spaces for babies and toddlers and is open 51 weeks of the year.



Marston's Inn pub, restaurant and hotel

Marston's Inns opened The Highland Gate, pub/restaurant, in September 2016 and have also developed the adjacent lodge hotel offering 38 hotel rooms. The Highland Gate offers a superb amenity with its welcoming family-friendly environment with outdoor seating, outdoor play areas, ample on-site parking and rapid EV charging.

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Being delivered by Stirling Development Agency Limited (SDA), Kildean Business Park is a 50:50 joint venture partnership between Stirling Council and real estate investor and fund manager, Cromwell Property Group.



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