

# LOGLIST FOR DATA CENTRE SITE DEVELOPMENT

Scottish Futures Trust/Host in Scotland, Crown Estate Scotland and Scottish Enterprise – Nov 2023 Update

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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 follows up on the Scottish Government 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/>).

This latest revision represents the third iteration of the report after earlier editions in March and September 2021 which has allowed previous sites selected to be checked for their availability and updates on their development status to be included. At the same time, new sites for potential data centre development have been sought by contacting local authorities, various government agencies and property agents. This has resulted in some sites dropping out from the previously published long list whilst others are newly included bringing the new total to 34 sites.

As before, we consider this work provides 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](http://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 have 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 Scottish Government funded R100 Programme, which could generate additional opportunities.



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Oighreachd a' Chrùin Alba



**Scottish Enterprise**

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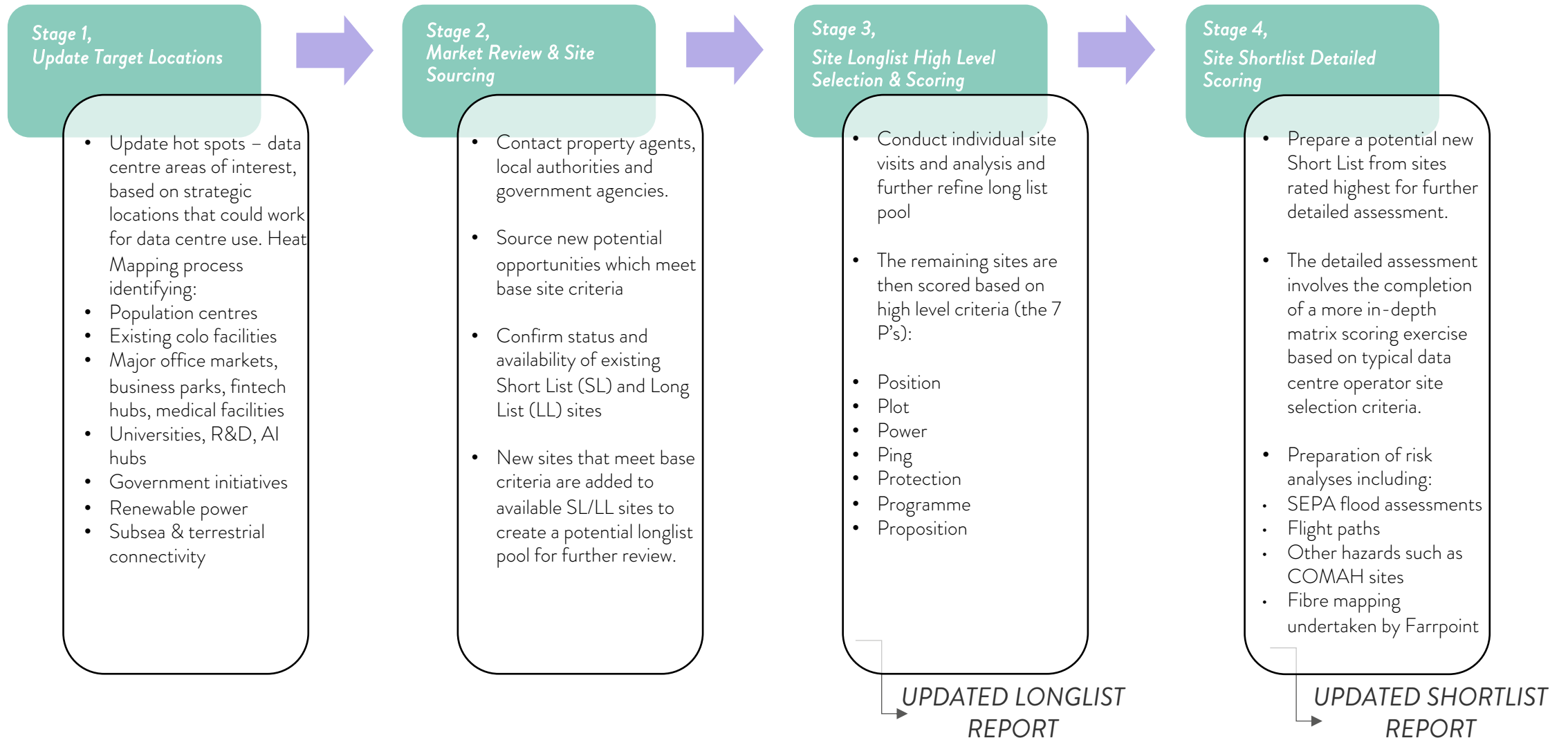
**SITE LONGLIST**  
**METHODOLOGY**

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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 data centre target locations (see Appendix 1)
- Issued base level site criteria for potential new opportunities including being i) capable of getting data centre / industrial approval based on land use zoning or future planning intention ii) at least 4 acres easily accessible from major roads or highways iii) capable of providing minimum of 215,000 sq ft gross floor area over 2 floors. iv) capable of being supplied with at least 20 MW of power v) close to major fibre routes, points of presence (PoPs) or cable landing points vi) outside areas prone to flooding and away from hazards such as chemical uses, petrol stations, military storage, flights paths, High Voltage lines etc.

### Stage 2, Market Review & Site Sourcing

- Sourced new opportunities by contacting local authorities; major property companies; public organisations as well as over individual agents
- Over 350 individuals contacted by email requesting details of any sites that meet base level criteria
- Existing Short List and Long List sites checked for their availability and further updates on status. All previous Short List sites (15) were considered still available whilst previous Long List sites (36) were reduced slightly due to recent changes.

### Stage 3, Site Longlist High Level Selection & Scoring

- Sourcing led to a potential addition of some 60 new sites across Scotland
- Further validation via analysis and checking base level criteria had been met (particularly in relation to power availability) as well as around 30 individual site visits subsequently reduced the pool via an initial sieve assessment to sites taken forward as the refreshed long list.
- The refreshed long list sites were then assessed across a range of indicators (the 7 P's) to be either a green, amber or red reflecting a site's attributes from strong to less favourable. Indicators included Position (location); Plot; Power Supply; Ping (connectivity); Protection (hazards); Programme and Proposition (unique story) – see the different thresholds in the 'High Level Scoring Assessment'
- RAG assessment based on the 7 P's created a total high level score with additional weighting applied to Proposition.

### Stage 4, Site Shortlist Detailed Scoring

- The long list was further reduced to a potential short list after a cut off point following high level assessment. Any new Short List site was required to be at a minimum equal to the quality of previously selected Short List sites
- Potential Short List sites were then subject to more detailed analysis based on extensive assessments – see list in 'Detailed Scoring Assessment'.
- Connections to the terrestrial fibre network for finalised Short List sites were assessed by Farrpoint
- Finalised Short List Sites also include information on their risk assessments including risks from flooding using Scottish Environment Protection Agency (SEPA) maps; flight paths (where relevant, which was taken to be within 30km of an international airport or 20km of a domestic airport), establishments covered by Control of Major Accident Hazards (COMAH) regulations etc.

# METHODOLOGY

## HIGH LEVEL SCORING ASSESSMENT

RAG Rating	Position	Plot	Power (incl Renewables)	Ping	Protection	Programme	Proposition
	Not considered a strategic location	4- 10 acres but in a rural location	20–50 MW potentially available but only in the future. <sup>(1)</sup> No renewable power available now or likely to be available in the future. <sup>(1)</sup>	Single fibre provision and no clear option for additional supply	Natural or man-made risk that requires major mitigation	Complexity on land status that means only be realized in the long term/cost	No obvious unique story
	Considered a strategic location for potential data centre development	4- 10 acres in an urban location	20–50 MW potentially available now or in the future. <sup>(1)</sup> Potential good supply of renewable power (>20MW) available in the future. <sup>(1)</sup>	Limited fibre providers but with potential for upgrading	Natural or man-made risk that needs further investigation	Mitigation works required or hurdle to clear but clear programme in place	Unremarkable proposition that doesn't single out the site for special attention amongst its peers
	A strategic location & close to major population (>250,000 within 40 kms)	> 10 acres with potential for future growth	> 50 MW potentially available now or in the future. <sup>(1)</sup> A good supply of renewable power (>20MW) already available	Multiple fibre providers & Tier 1 providers /alt. networks	No hazards observed	No impediments and site presents a fast route to market opportunity (eg approved masterplan in place)	A compelling unique story that marries key attributes of the site

Note (1): Based on announced projects likely to be realized in the next 3-5 years

# METHODOLOGY (1 of 2)

## DETAILED ASSESSMENTS

Criteria	Assessment	What are we looking for? / Rating assessment			
POSITION	Population	Eyeballs - Lots of potential customers on doorstep	> 250,000 within 40 km radius	Between 100,000 to 250,000 population base within 40km	Low population, rural location (<100,000 within 40km radius)
	Cluster potential	Potentially creating a Scottish Slough	Wider location could support multiple data centres organically creating a cluster	Potential for cluster	No or limited cluster potential
	Data Centre occupiers	Multiple other facilities, because DC's cluster	Multiple local data centres within a 20 km radius	Other data centre within a 20km mile radius	No data centres within a 20km radius
	Customer base - Hyperscale	Could this location realistically attract hyperscale?	Large population base of > 1M within 100 km	Population base 0.5M - 1.0M within 100km	Population base <0.5M within 100km
	Customer base - Edge	Is there edge potential - based on local eyeballs, commercial or academic endusers?	Population base >250,000 within 30 km	Population base over 150,000 - 250,000 within 30km	Population base under 150,000 within 30km
	Customer base - Private Sector	Is there potential private sector customer demand	Significant access to large scale business, Major employers, MNC's financial services, ICT	Some access to large scale business, Significant employers, MNC's financial services, ICT	No or ltd access to large scale business, significant employers, MNC's financial services, ICT
	Customer base - Public Sector	Is there potential public sector customer demand	Proximity to local, regional or national govt and/or an area of regional assistance	Partial / ltd access to local, regional or national govt and/or an area of regional assistance	Remote location, away from govt hubs and not benefiting from regional support
	Customer base - Hyperscale Storage	Site has scale and location to support hyperscale remote storage	Over 100MW with associated land bank	Over 50MW with associated land bank	Under 50MW
PLOT	Land bank - Scale for growth	Site has significant scale to develop campus / hyperscale	Over 10 acres	4- 10 acres in an urban location	4- 10 acres but in a rural location
	Ease of access	Site is easy to access for equipment and customers	Multiple transport links - Motorway, rail, plane	A1 / Motorway road access	Significant distance from road network - remote site
	Ease of development	Regular shaped plot already formed, ready for development	Vacant site, easily able to accommodate a future facility	Plot likely to lead to an inefficient design/layout	Major structures on site that need removal or extensive land formation required
	Suitability for Data Centre use	Compatibility with adjacent uses	Highly compatible with surrounding land uses	Somewhat compatible with adjacent uses	DC use would be incongruous with adjacent uses
PROTECTION	Flooding	No flood risk	Site lies outside any 1 in 200 year (0.5%) river or surface water flood risk zone (SEPA)	0.5% chance of river or surface water flood risk (SEPA) but major mitigation measures adopted	0.5% chance of river or surface water flood risk (SEPA) but minor mitigation measures adopted
	Storm surge	No storm surge risk	Site lies outside any 1 in 200 year (0.5%) coastal flood risk zone (SEPA)	Site lies within an area with a 0.5% risk of coastal flooding (SEPA) but major defences in place	Site lies within an area with a 0.5% risk of coastal flooding (SEPA) with no defences in place
	Flight path	Site is not at risk from plane crash at take off or landing	Site is not located below flight path	Site is located below flight path but planes are at an acceptable height (>10,000 ft)	Site is located below a flight path (<10,000 ft), with low flying planes
	Road, Rail, Other	Site is not at risk from major train or major road accident	Site is not considered to be at risk from any potential major rail or road accident	Site is located adjacent to rail or road networks, but risk is deemed minimal	Site is located immediately adjacent to rail or road networks, with potential risk
	Secure location	A well secured site that is easily protected from intruders	A site that can be easily secured at its boundary with high walls	A site that could be secured at its boundary but still a bit vulnerable	A site that is considered hard to secure
	Other man made hazards	No dangers to operations from local neighbours such as petrol station/ ind. plants	No man made hazard risks nearby	Some man made hazard risks in wider area, but risk deemed minimal	Risk from adjacent sites which could impact DC operations



# METHODOLOGY (2 of 2)

## DETAILED ASSESSMENTS

Criteria	Assessment	What are we looking for? / Rating assessment				
POWER	Substation / Primary Station	Is there a substation/primary station nearby?	Substation/ Primary Station onsite	Substation/Primary station within 10 km	No substation/primary station within 10 km	
	Large power supply	Power supply of as significant scale i.e. over 50MW	Existing or future power supply servicing the site >50MW based on announced projects that can be realised in 3-5 yrs	Power supply between 20 - 50 MW currently servicing the site	Potential power supply between 20 - 50MW that could service the site but not available now	
	Dual power supply	Power provided from two separate substations	Power provided from two separate substations	Power provided from single substation, but on dual ring	Power provided from single substation, on single ring	
	Renewable opportunity	Mains power supply matched by renewables	Site has a clearly defined renewables plan on an adjacent site	Site has a clearly defined renewables plan - but not an adjacent site	Site does not have a clearly defined renewables plan	
	Renewables scale	Renewable supply at a significant scale	Renewable power supply >20MW already available	Potential renewable power supply >20MW based on announced projects that can be realized in next 3-5 yrs	Renewable power supply <20MW either now or in the future based on announced projects that can be realized in 3-5yr	
			<i>adjust scoring if the renewable power is not zero carbon i.e. some form of Energy From Waste (EFW) without carbon capture</i>			
	Private Wire connection	To reduce cost, data centre is powered by renewables secured with a private wire	Private wire connection is probable	Private wire connection - some potential	No private wire connection is possible	
PING	5G Roll out	Widespread coverage available	5G coverage in the area already in place	5G coverage in testing or planned	No 5G coverage	
	Full fibre roll out	High availability of fibre to the premises	>60% of premises passed with FTTP	Between 20- 60% of FTTP premises passed	<20% of FTTP premises passed	
	Tier one carriers	Is the location close to Tier 1 providers like Zayo, Colt etc	<10km to a Tier One fibre provider	Between 10 - 50km to a fibre provider	>50 km from a Tier One fibre provider	
	Cable Landing Station	Data centre has direct access to a Cable Landing Station	Clear and viable Cable Landing Station plan	Some potential for CLS access	No CLS access possible	
	Existing IX	Data centre has direct access to an IX providing significant connectivity benefits	IX located under 10 km	IX located within 20 km	IX not located under 20 km	
	Fibre optic supplies from multiple providers	Data centre benefits from multiple telco connections with multiple entry ducts	Proximity to three of more fibre providers	Proximity to two fibre providers	Proximity to single fibre provider	
PROGRAMME	Speed to market	Site can be secured and made operational quickly i.e. within 6 months	Site has substantial powered shell offering	Site does not have powered shell options, but does have a credible speed to market plan	Site can only be realised in long term once major hurdles overcome	
	Construction required	Minimal constructions works, allowing fast fit out	Mechanical Electrical Plant (MEP) works only	Full scale construction - infrastructure works and designs all completed	Full scale construction required - design, planning, build	
	Ownership issues	Site can be easily acquired	Single owner, happy to sell	Some issues constraining acquisition process eg protracted approval process	Acquisition likely to be challenging	
	Planning Issues	Planning all secured with no barriers to commencing fit out	Planning secured	Planning in process or acceptable in principle	Planning process not started	
PROPOSITION	Viability	Financially attractive	Potentially viable and could offer high return	Potentially viable but likely to be low return	Likely to be burdened by very high costs which would undermine viability	
	Unique story	A compelling marketing story which appeals to potential investors	Marries two or more exceptional attributes - huge renewable story with speed to market	Potential for unique story to be crafted but not exceptional	No stand out unique story	
	Strong Government support	Support which is expected to smooth/speed up the development process	Welcome data centre development and extra incentives on offer	Public sector likely to be positive to data centre development	No additional support on offer	
	Long term prospects	Additional level of benefits that can be achieved in the very long term	Offers a layer of benefits above & beyond immediate opportunity eg possibility of multiple sites etc	Some offer of potential benefits in longer term but marginal upside	No obvious additional benefit in longer term	

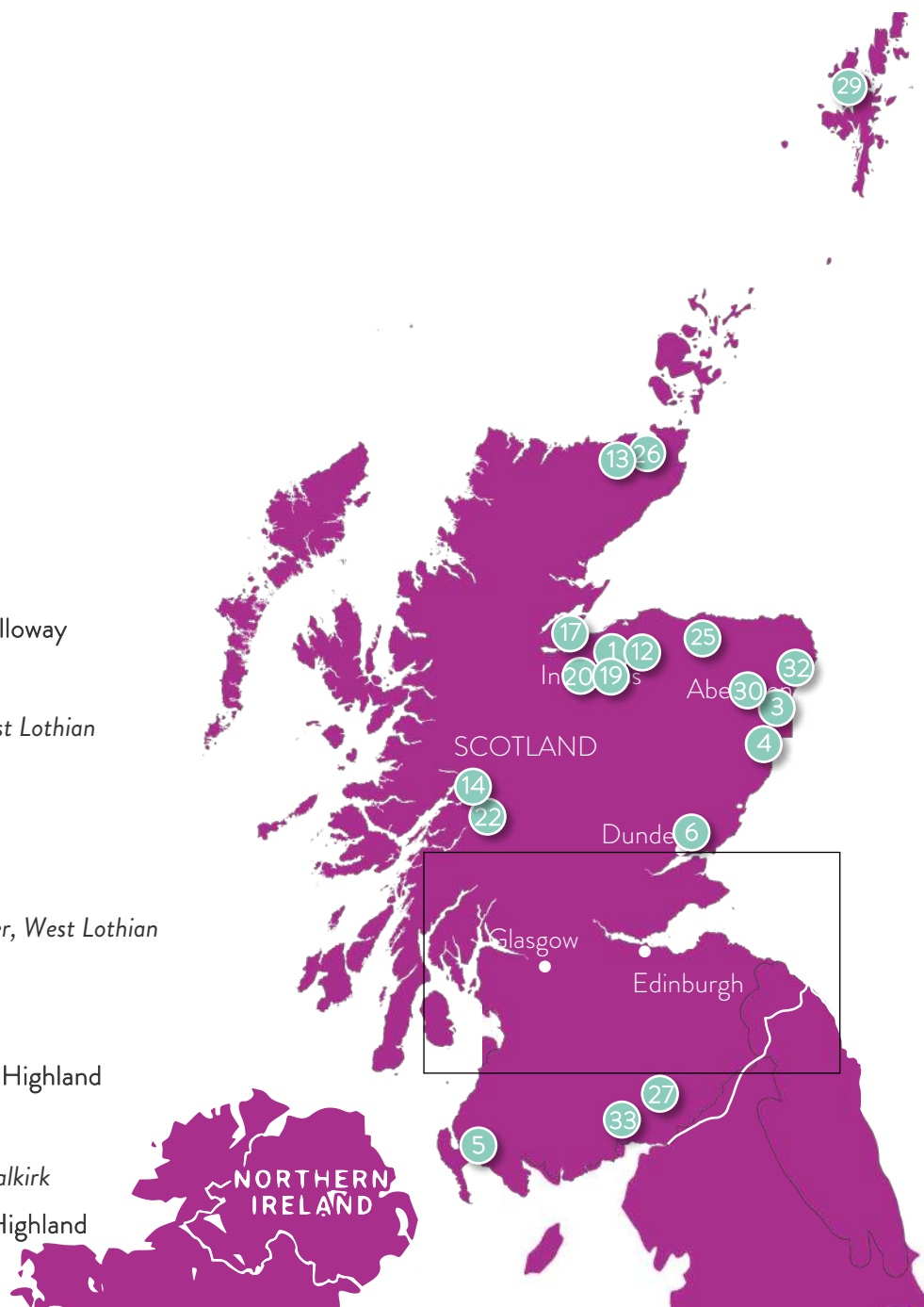
### NOTES

Some assessments in the matrix scoring system is subjective and subject to professional judgement

# SITE LONGLIST

## OVERVIEW

- 1 Ardersier Park, Highland
- 2 Bandeath Industrial Park, Stirling
- 3 Blackdog, Aberdeen
- 4 Cairnrobin Industrial Estate, Aberdeen
- 5 Castle Kennedy Airfield, Dumfries & Galloway
- 6 Claverhouse Industrial Estate, Dundee
- 7 *Delta M8 Distribution Park, Livingston, West Lothian*
- 8 Edinburgh Bioquarter, Edinburgh
- 9 *Eliburn, Livingston, West Lothian*
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- 17 Highland Deephaven Industrial Estate, Highland
- 18 Hillington Park, Glasgow



- 19 Inverness Airport Business Park, Highland
- 20 Inverness Campus
- 21 Kildean Business Park, Stirling
- 22 Kinlochleven, Highland
- 23 Longannet Power Station, Fife
- 24 Maxim Business Park, North Lanarkshire
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- 29 Sullom Voe, Shetland Islands
- 30 Thainstone Business Park, Aberdeenshire
- 31 *Tournament Park, Irvine, North Ayrshire*
- 32 Upperton Industrial Estate, Aberdeenshire
- 33 UWS Dumfries Campus, Dumfries & Galloway

# LONGLIST SITES

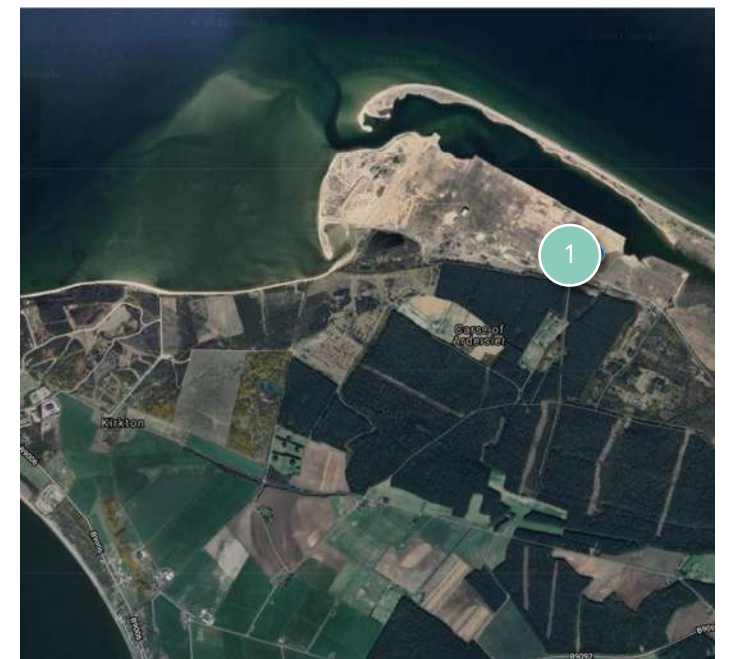
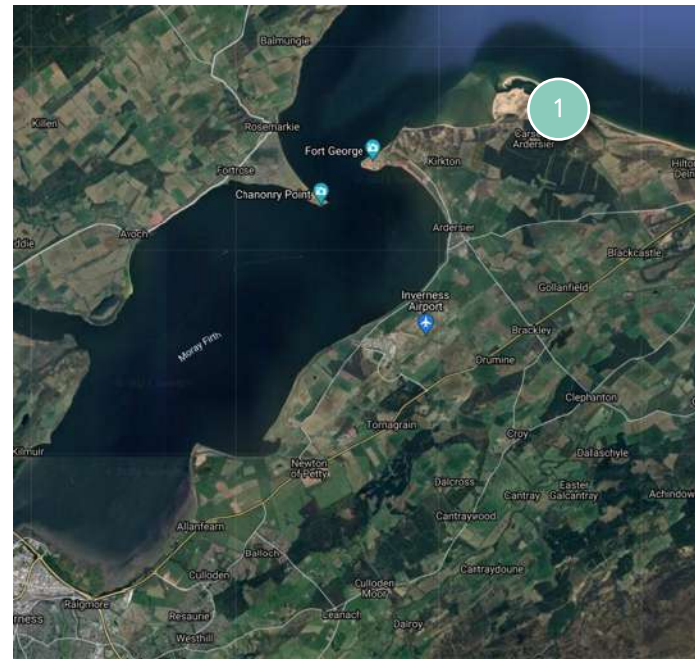
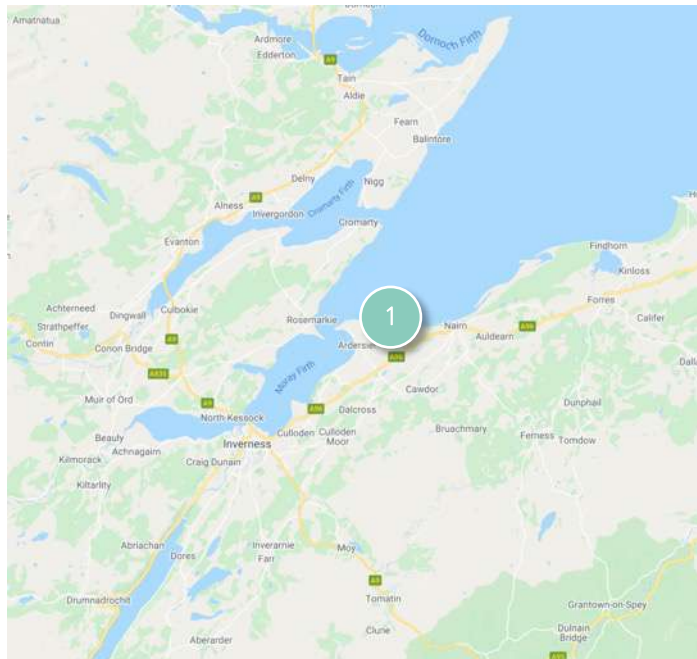
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# ARDERSIER PORT, NAIRN

## OVERVIEW

Site Overview	A former fabrication site between Inverness and Nairn that is now planned as a major renewables hub alongside other industrial uses. Recent plans include decommissioning retired oil rigs and making foundations for future fleets of floating offshore wind farms.					
Position: Rural but proximity to offshore wind farms	Plot: >400 acres	Power: Proximity to offshore wind farms. An EfW plant is also planned	Ping: Likely to be limited	Protection: Part of the site impacted by 10% chance of river flooding	Programme: Dredging about to start then 5 year delivery plan	Proposition: Potential hyperscale / Cable Landing Point
TechRE Comments	Ample scale for hyperscale campus. The western part of the site has a high flood risk but there is plenty of land available.					



# ARDERSIER PORT, NAIRN

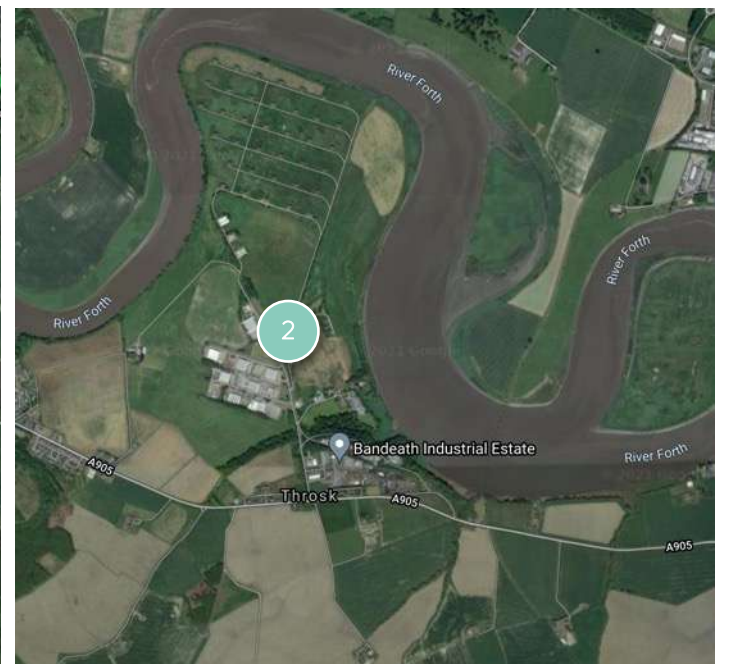
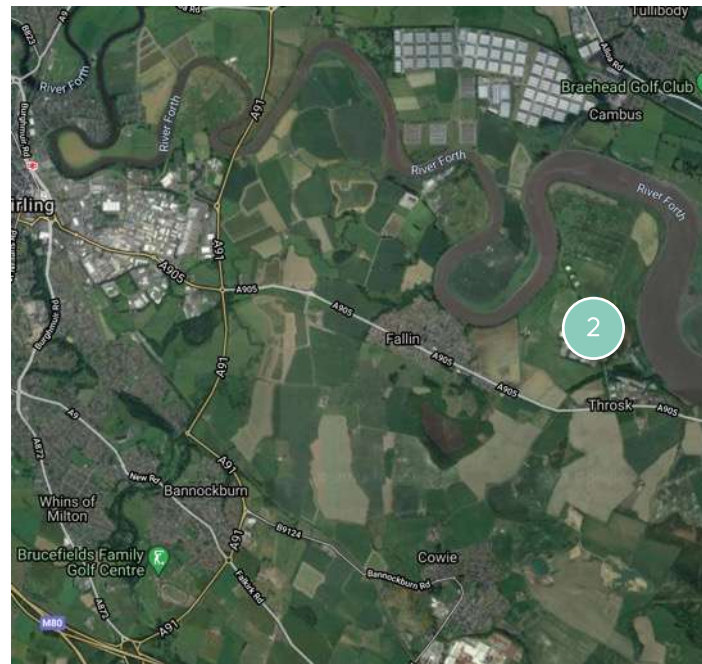
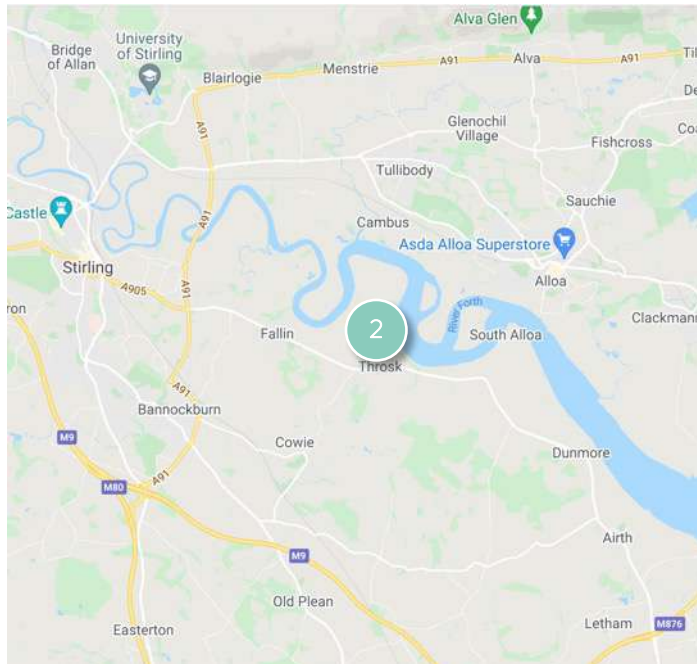
## IMAGES



# BANDEATH INDUSTRIAL PARK, STIRLING

## OVERVIEW

Site Overview	A former munitions site and now a large industrial park outside Stirling with a range of size and uses of industrial units.					
Position: Within 40 km of Glasgow and Edinburgh	Plot: A 25 acre is available in the industrial park	Power: 26MW although no obvious major renewables	Ping: Likely to be limited	Protection: Outside flood plain but close to risk areas	Programme: Could be developed in the short term	Proposition Urban Colocation / Edge
TechRE Comments	The plot is located in the middle of the development above the flood plain of the River Forth. Offers an opportunity for data centre development as an urban colocation or edge facility but demand would need to be verified.					



# BANDEATH INDUSTRIAL PARK, STIRLING

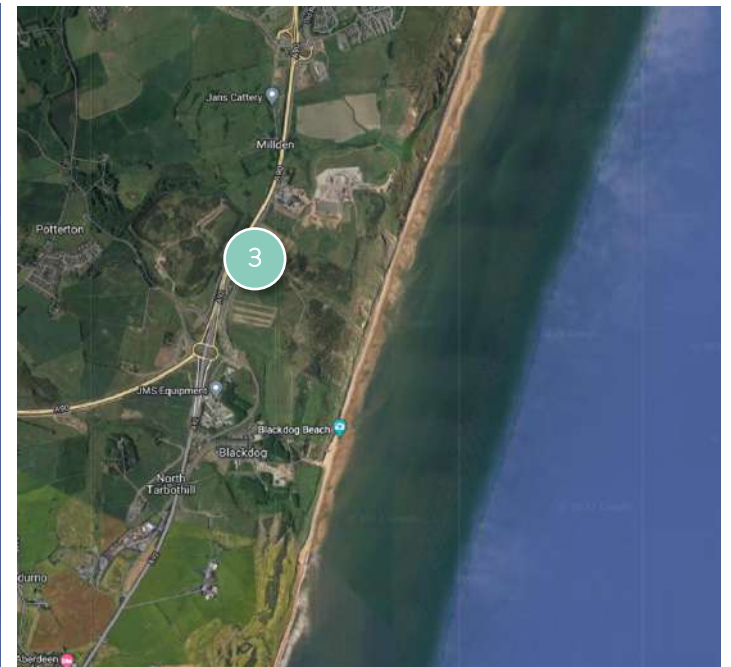
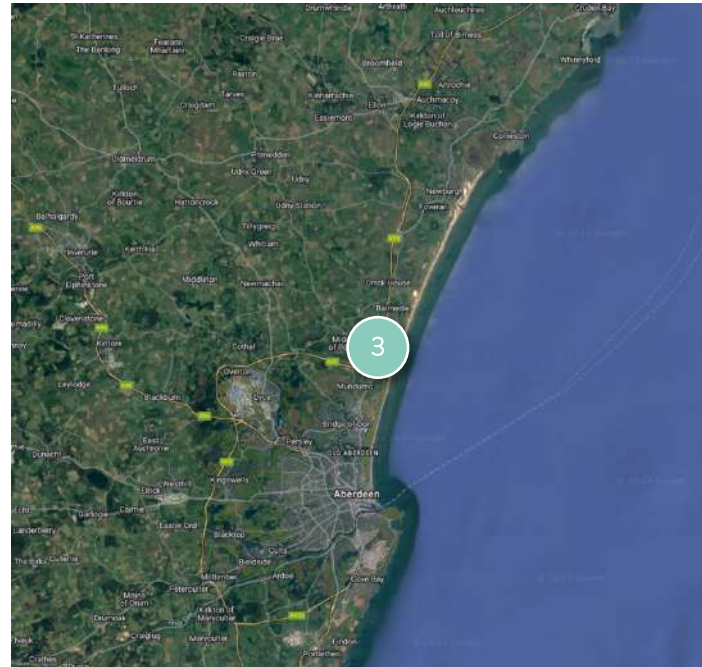
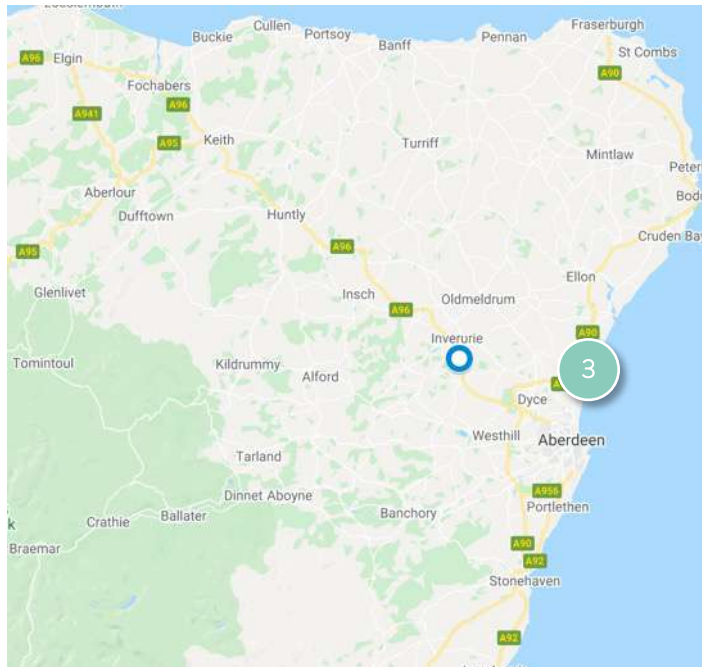
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# BLACKDOG, ABERDEENSHIRE

## OVERVIEW

Site Overview	Located on the northern boundary between Aberdeenshire and Aberdeen City with direct access off the Aberdeen Western Peripheral Route. The southern part of the site has been developed for housing but the northern part of the site has planning permission for mixed use development.					
Position: ~10 km north of Aberdeen	Plot: 27 acres	Power: 97MW Aberdeen Bay Wind Farm 3km offshore	Ping: To be confirmed	Protection: Adjoining shooting range but no explosives stored.	Programme: Next to a landfill site so may need remediation measures	Proposition: Hyperscale
TechRE Comments	A large wind farm lies just off the coast from this site which is easily accessed by road and just north of Aberdeen City making this potentially attractive for a regional hyperscale facility. A similar opportunity exists very close to the south of this site in the Aberdeen Energy Park which has an expansion area available.					





# BLACKDOG, ABERDEENSHIRE

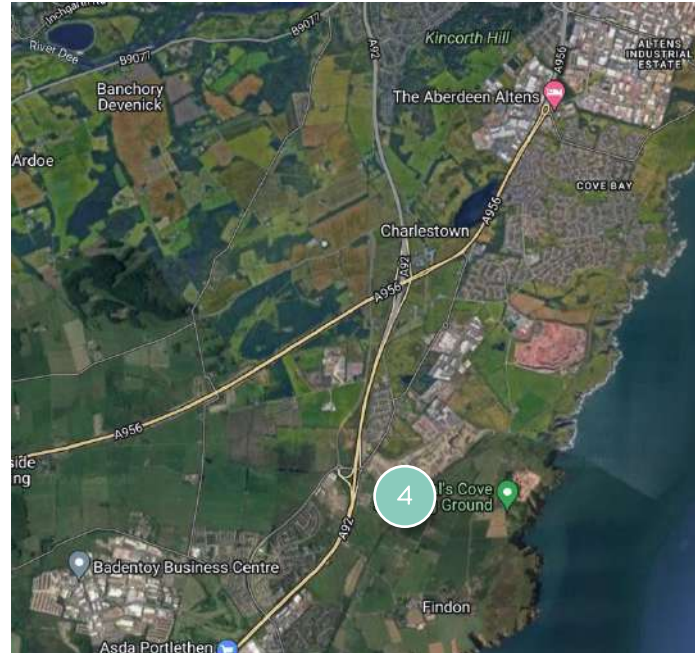
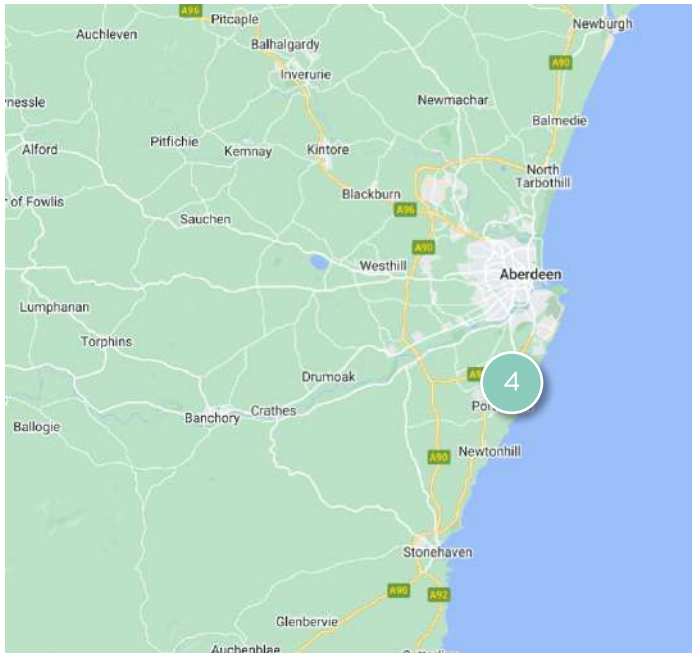
## IMAGES



# CAIRNROBIN INDUSTRIAL ESTATE, ABERDEEN

## OVERVIEW

Site Overview	Located to the south edge of Aberdeen close to the A90/AWPR interchange. Planning in principle has been granted for various uses including classes 4, 5 & 6 and land is serviced. Site 1 has been developed as an Amazon Distribution Centre.					
Position: Aberdeen – circa 0.5m pop. within 40 km	Plot: 43 acres for whole estate which is mainly vacant	Power: TBC but offshore wind farms off Aberdeen coast	Ping: Likely to be limited	Protection: Outside flood zone but note close to railway line	Programme: Ready for development	Proposition: Potential urban colocation use
TechRE Comments	Whilst there are many development options available across a range of Aberdeen Business Parks, Cairnrobin Industrial Estate stands out as being readily available and Plot 8 has plans showing a 215,000 sq f data centre over 2 storeys potentially offering a good speed to market opportunity for an urban colocation facility.					



# CAIRNROBIN INDUSTRIAL ESTATE, ABERDEEN

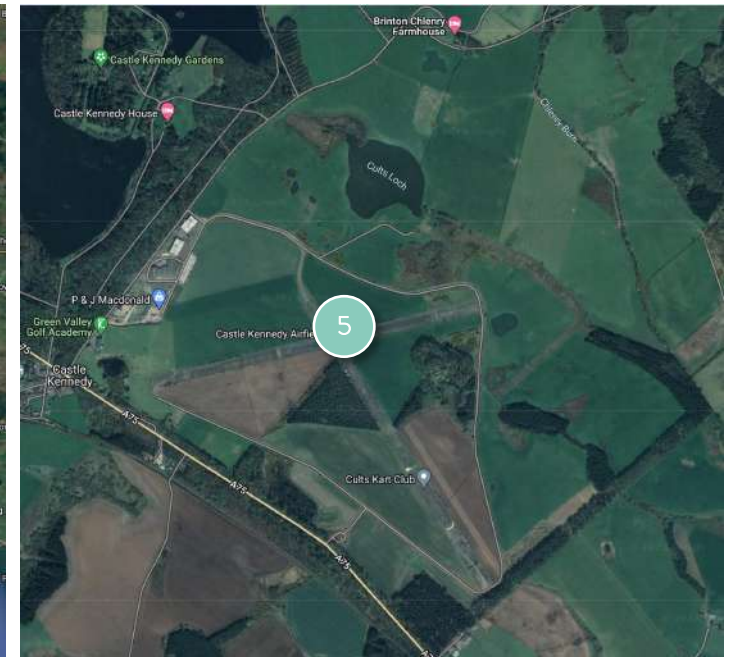
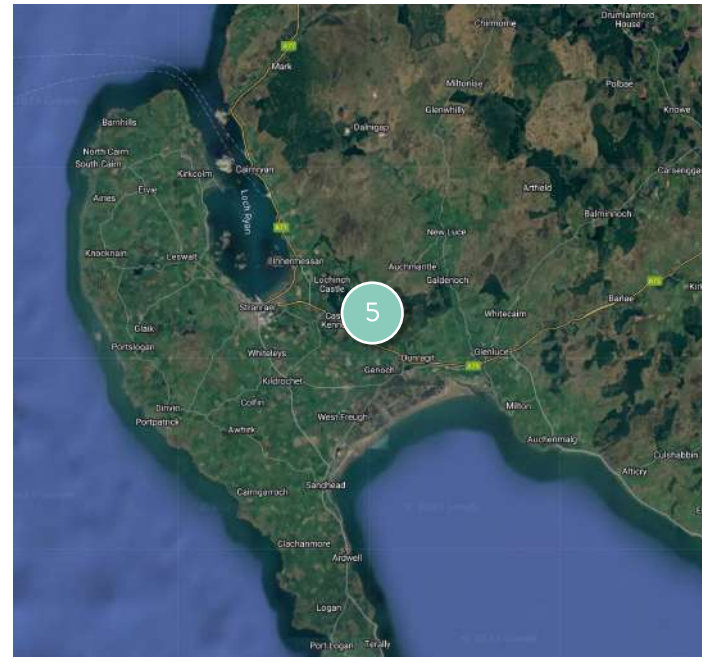
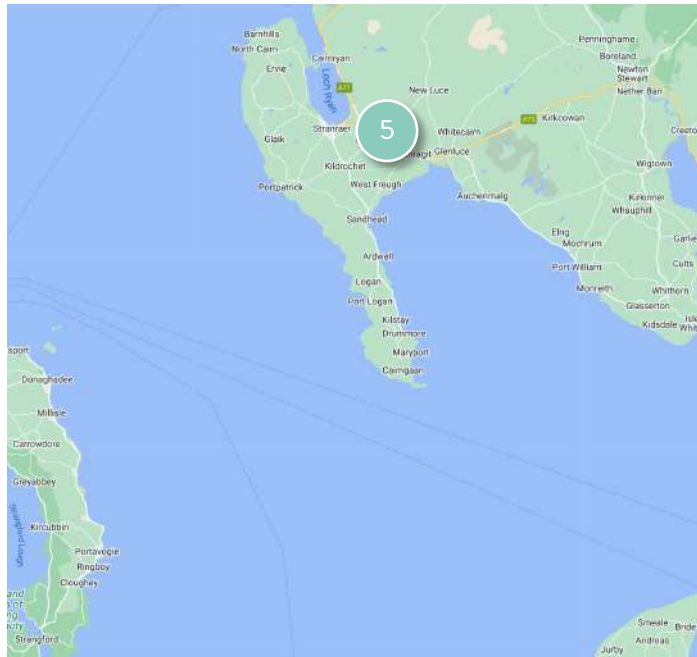
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# CASTLE KENNEDY AIRFIELD, DUMFRIES & GALLOWAY

## OVERVIEW

Site Overview	A former RAF airfield forming part of Cults Farm located about 5km east of Stranraer. A huge site in single ownership adjoining the A75 which is part private airfield in disrepair (and not expected to continue) and part agricultural land with some fringe light industrial units and outdoor leisure uses (karting and golfing).					
Position: Rural but strategic location close to Ireland	Plot: >300 acres	Power: Existing and planned onshore wind farms in the vicinity	Ping: Ltd to Openreach but potential for new subsea links	Protection: Largely free from flood risk & other hazards	Programme: Base infrastructure and site preparation required	Proposition: Potential hyperscale / Cable Landing Point
TechRE Comments	The opportunity of this site stems from its scale. With more fibre infrastructure, including new subsea links to N. Ireland, Dublin and/or the Isle of Man, the site would be of interest for hyperscale development should direct renewable power supply be arranged from on-site generation and/or nearby onshore wind farms.					



# CASTLE KENNEDY AIRFIELD, DUMFRIES & GALLOWAY

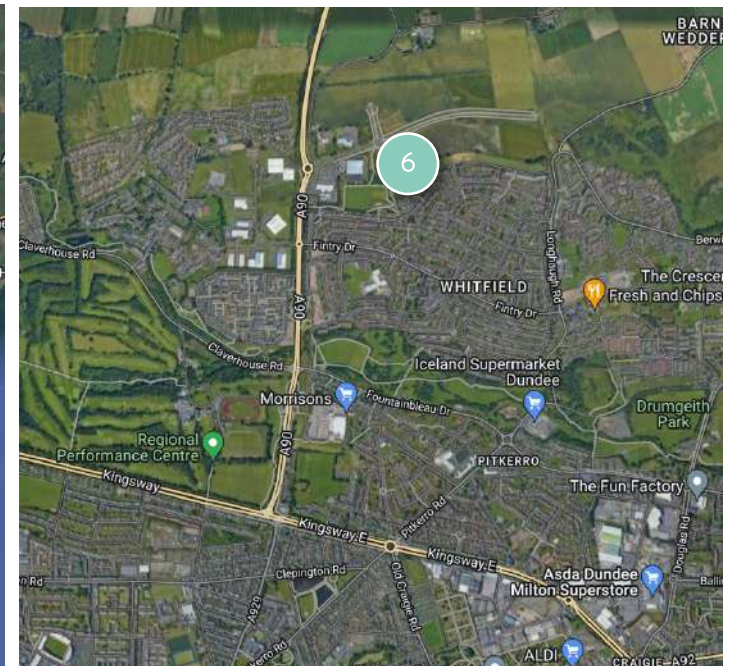
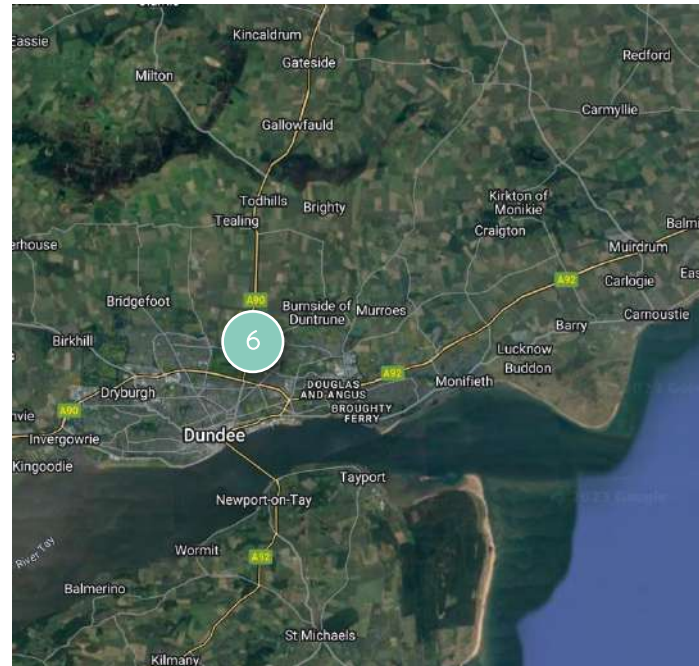
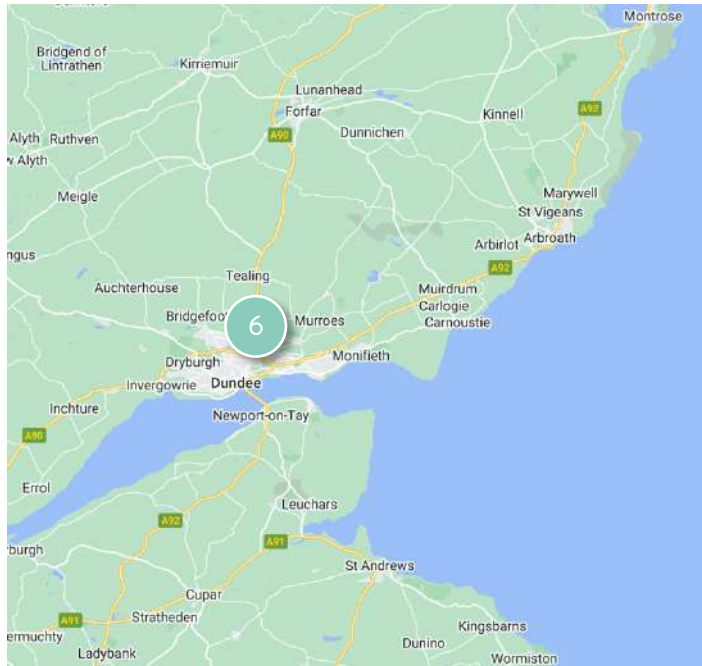
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# CLAVERHOUSE INDUSTRIAL PARK, DUNDEE

## OVERVIEW

Site Overview	Serviced land on the northern edge of Dundee owned by Dundee City Council with plots available on the east side of the A90 and on the west side of the A90. Wind farms are in close proximity. The site is also 4 km south of Tealing where a new substation is planned to accommodate the Seagreen Wind Farm capacity.					
Position: >250,000 within 40 km	Plot: 140 acres (East) & 5.6 acres (West)	Power: Access to onshore wind farms and new substation to the north	Ping: To be confirmed but likely to be close in this location	Protection: No major hazards observed	Programme: Readily available and incentives on offer	Proposition: Potential urban colocation use subject to power
TechRE Comments	This area also benefits from Enterprise Zone status; simplified planning approaches, government support to ensure superfast broadband is rolled out within the zone & enhanced capital allowances for plant & machinery. Good opportunity for an urban colocation facility subject to confirmation of power availability.					



# CLAVERHOUSE INDUSTRIAL PARK, DUNDEE

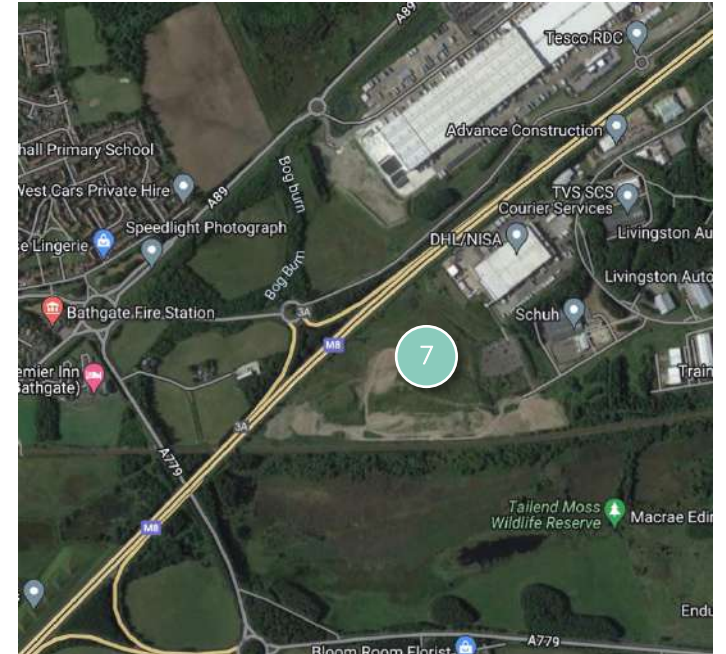
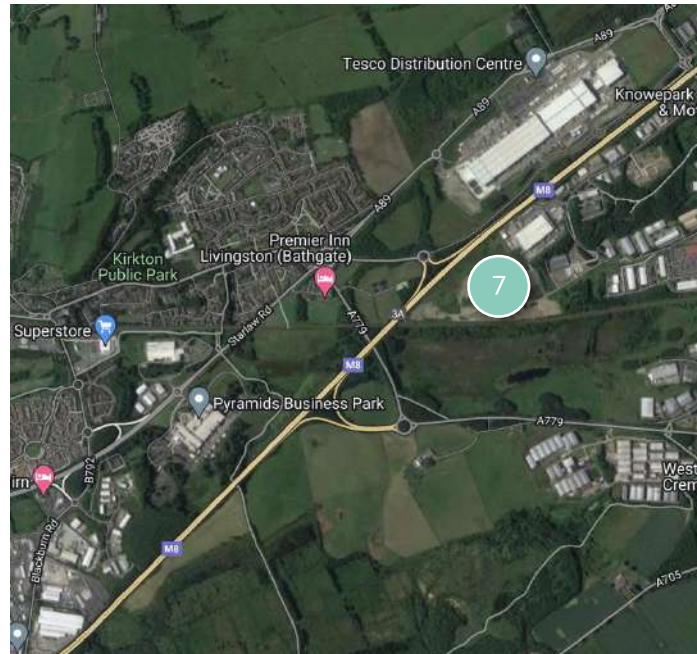
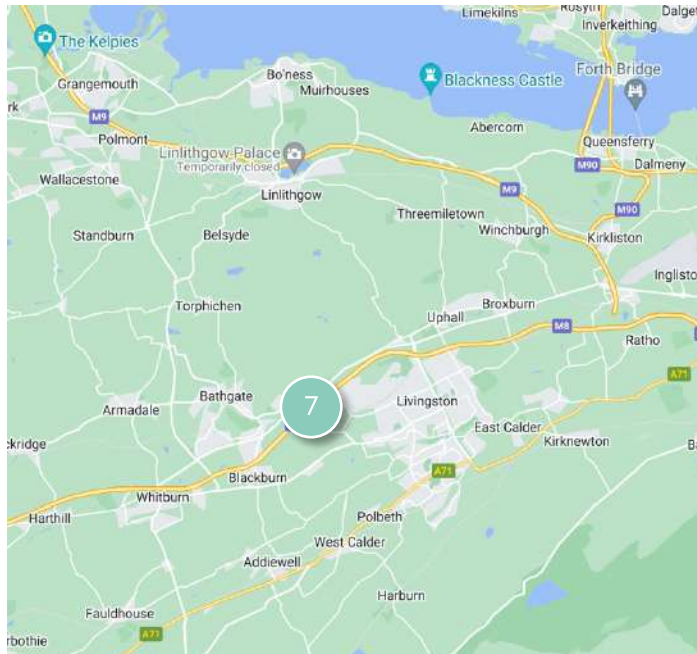
## IMAGES



# DELTA M8 DISTRIBUTION PARK, LIVINGSTON

## OVERVIEW

<p>Site Overview</p>	<p>Part of a cleared 44 acre site next to junction 3A of the M8 which is strategically located between Glasgow and Edinburgh. Also, it is notable that Pyramids Business Park (a short listed site) is on the other side of M8. Plots available as build to suit, lease or for sale.</p>					
<p>Position: &gt;250,000 within 40 km</p>	<p>Plot: Various sizes available from 1-21 acres</p>	<p>Power: TBC although nearby Pyramids site suggests power availability</p>	<p>Ping: Multiple carriers incl Zayo in the vicinity (Tier One Carrier)</p>	<p>Protection: Outside flood zone. Close to railway line though.</p>	<p>Programme: Available for development</p>	<p>Proposition: hyperscale or urban colocation use subject to power</p>
<p>TechRE Comments</p>	<p>An excellent location off the motorway between two conurbations. Power capacity and potential access to renewable energy requires confirmation.</p>					





# DELTA M8 DISTRIBUTION PARK, LIVINGSTON

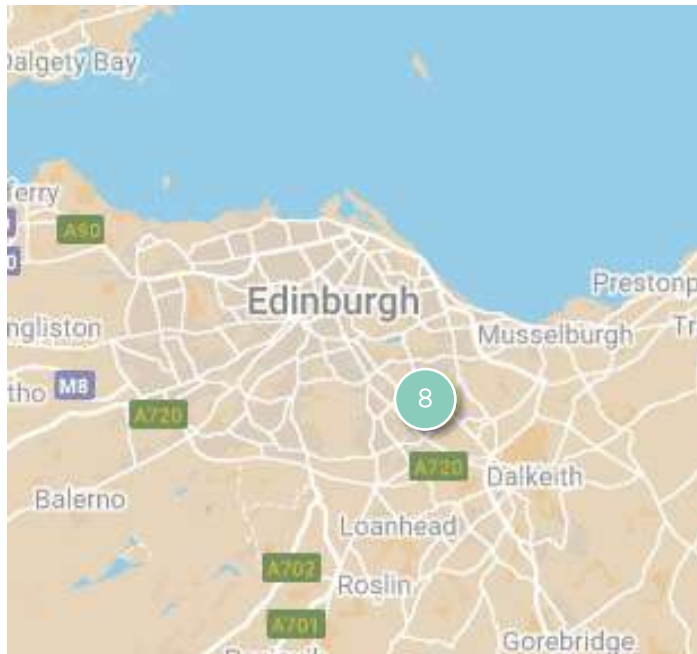
## IMAGES



# EDINBURGH BIOQUARTER

## OVERVIEW

Site Overview	Edinburgh BioQuarter is being transformed into a health innovation district providing healthcare delivery, cutting edge medical research and life sciences innovation.					
Position: Located in Edinburgh	Plot: 33 Acres	Power: TBC but lacks large scale renewable power	Ping: Multiple fibre expected	Protection: None observed	Programme: Greenfield site	Proposition: Urban colocation or edge use
TechRE Comments	Edinburgh BioQuarter makes a compelling argument for data centre use in order to support the on-site research and medical businesses. Whilst the site does not offer large nearby renewables, this could be an excellent site for edge data centre use servicing adjacent end-users.					



# EDINBURGH BIOQUARTER

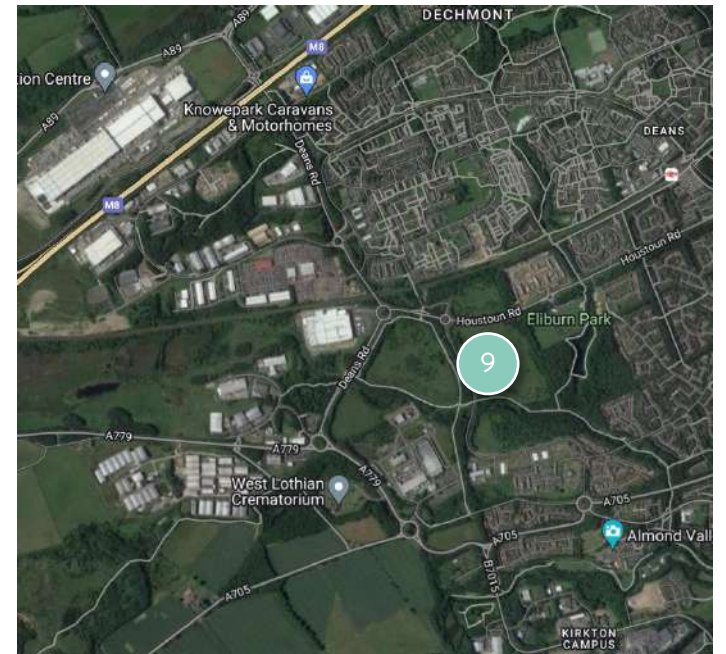
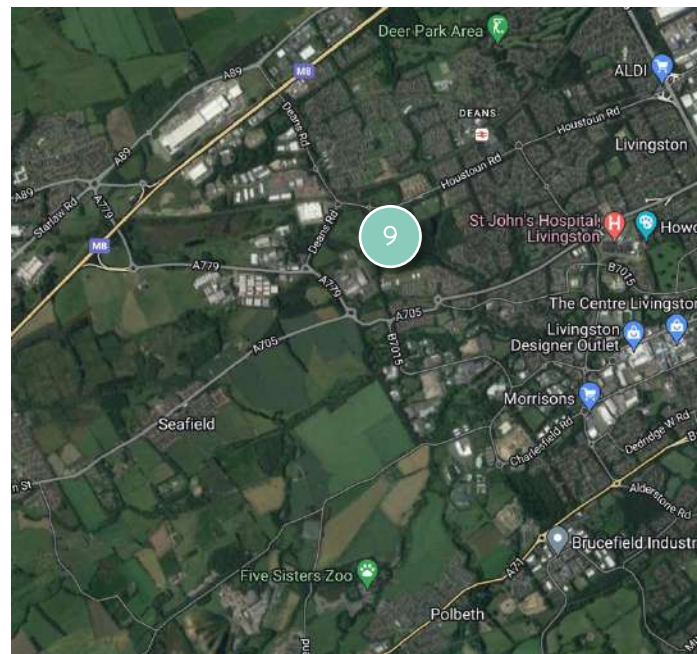
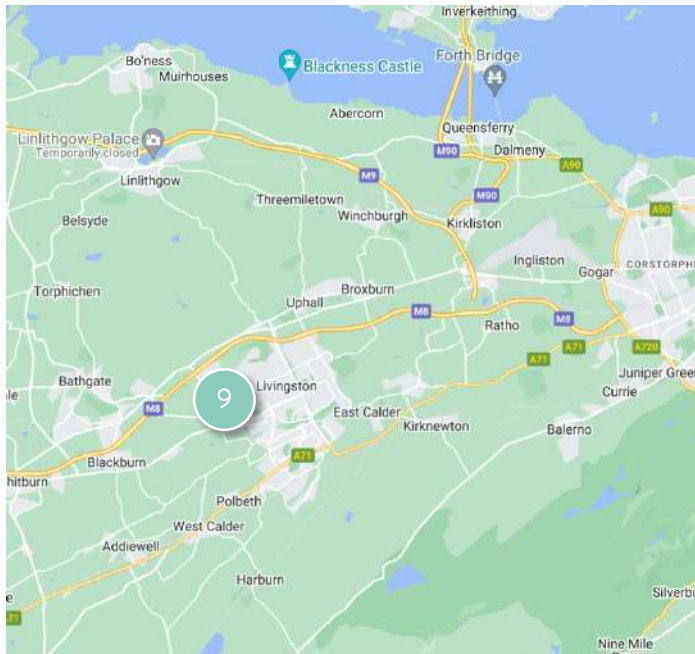
## IMAGES



# ELIBURN, LIVINGSTON

## OVERVIEW

Site Overview	Three sites are available with the two larger sites of interest. Located near Livingston just off the M8. The unbuilt plots are serviced by public infrastructure but further site works are necessary.					
Position: Strategic position in the Central Belt	Plot: 36.6 acres (Site 4) & 16.3 acres (Site 5)	Power: To be confirmed	Ping: To be confirmed but likely to be close in this location	Protection: <1km away from an Upper Tier Comah site	Programme: Site works required	Proposition: Potential urban colocation use
TechRE Comments	The site occupies a strategic location close to the motorway and is also notable for being very close to an existing data centre so base infrastructure is likely to be in the area.					



# ELIBURN, LIVINGSTON

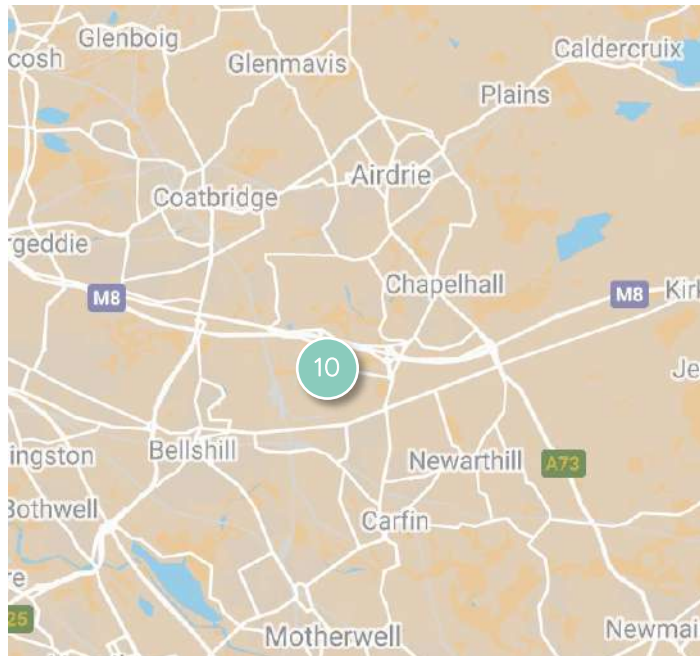
## IMAGES



# EUROCENTRAL, MOTHERWELL

## 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 of different sizes are available. Railfreight centre and distribution hub.					
Position: <20km west of Glasgow just off the M8	Plot: 650 acres for whole industrial park	Power: TBC and lacks large scale renewables	Ping: Multiple fibre expected	Protection: No major hazards observed	Programme: Sites ready for development	Proposition: Urban Colocation
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, MOTHERWELL

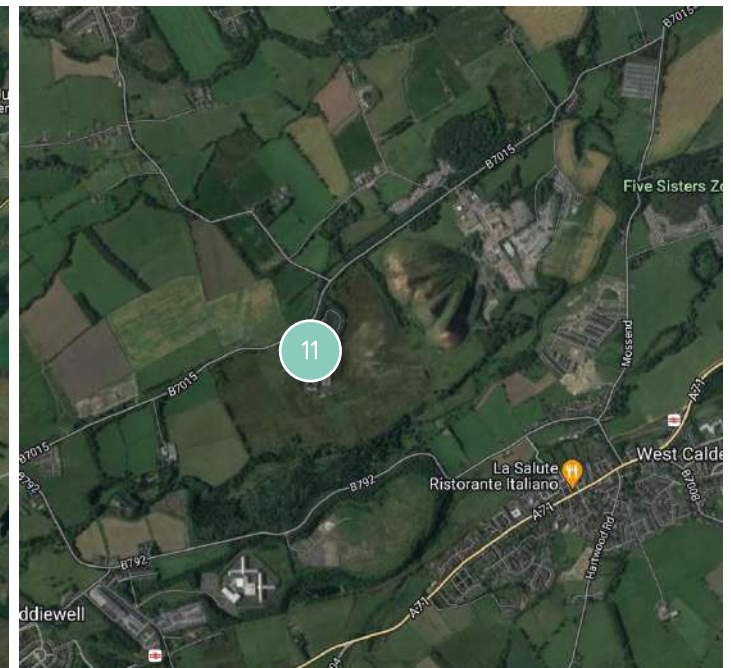
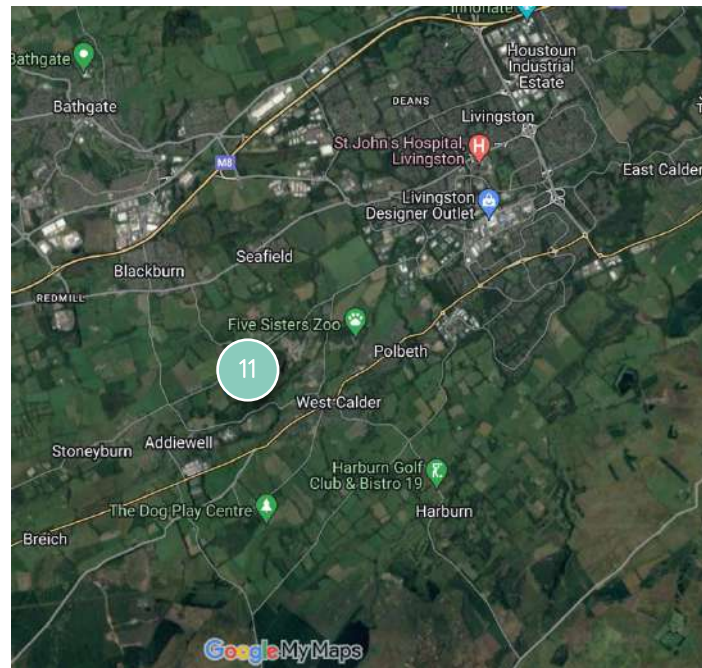
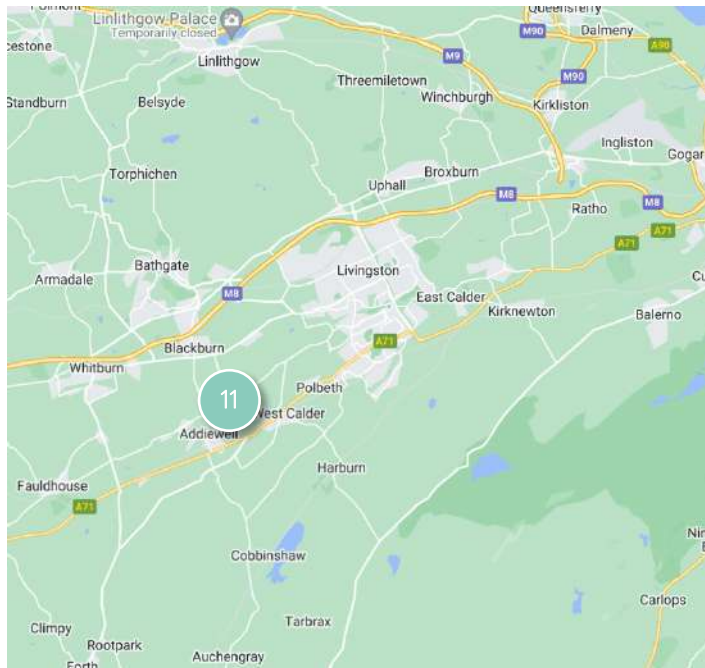
## IMAGES



# FORMER FREEPORT LEISURE VILLAGE, WEST CALDER

## OVERVIEW

Site Overview	An abandoned shopping centre a few km south of Junction 4 on the M8 motorway. Part of the large site has been included as part of a much larger solar farm project extending for 400 acres that is currently being explored with a renewables organization.					
Position: Strategic position in the Central Belt	Plot: 153 acres	Power: 78 acres of the site included in huge solar farm project	Ping: To be confirmed but likely to be close in this location	Protection: Part of the site is subject to flood risk but land available	Programme: Improvements required to road infrastructure	Proposition: Potential hyperscale use
TechRE Comments	The site occupies a strategic location and a large area is available. The proposed solar farm projects offers opportunities but there are some constraints in the capacity of the surrounding local roads.					





# FORMER FREEPORT LEISURE VILLAGE, WEST CALDER

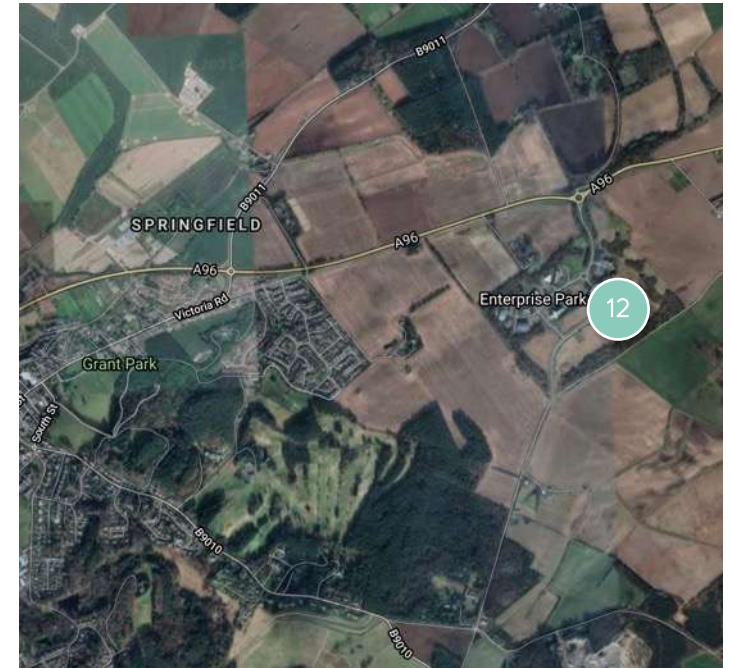
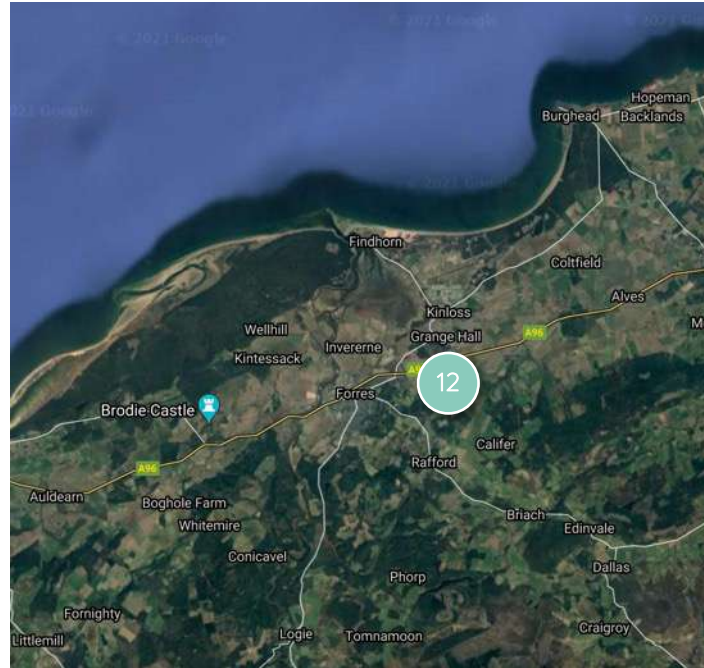
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# FORRES ENTERPRISE PARK, MORAY

## OVERVIEW

Site Overview	A large scale enterprise park developed by the Highlands and Island Enterprise (HIE) and home to developments such as the Horizon Scotland innovation and incubation centre, the ATOS development centre and the Orbex research and development centre - Europe's leading private satellite launch company.					
Position: Rural but potential access to offshore wind farms	Plot: Unbuilt area is ~30 acres	Power: To be confirmed but potential access to large scale windfarms	Ping: Likely to be limited	Protection: No major hazards observed	Programme: Ready for development	Proposition: Small hyperscale / edge
TechRE Comments	A quality business park with some high value tenants which could make a good location for an edge facility although likely to be too small for a significant hyperscale project.					



# FORRES ENTERPRISE PARK, MORAY

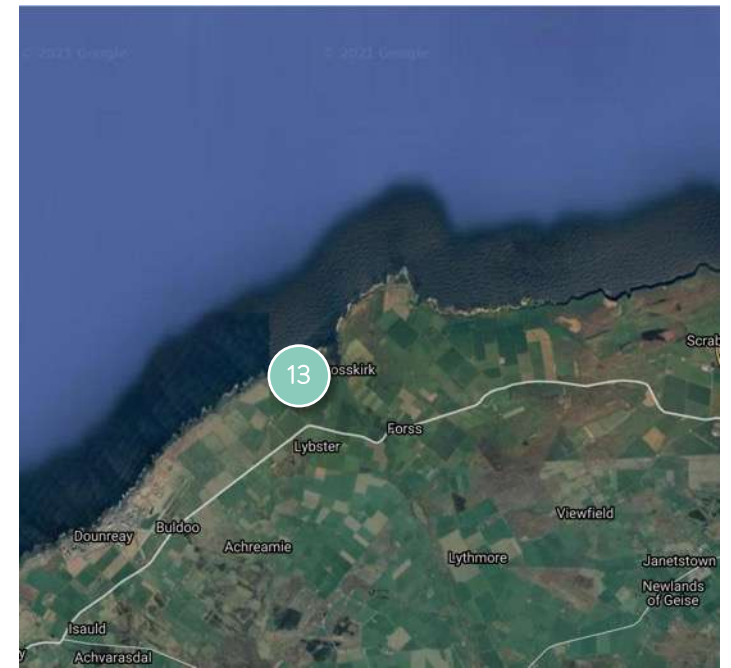
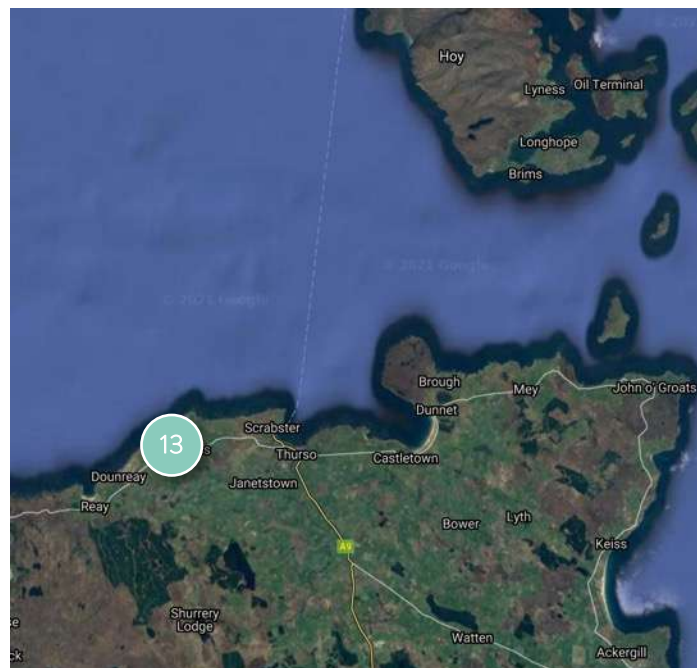
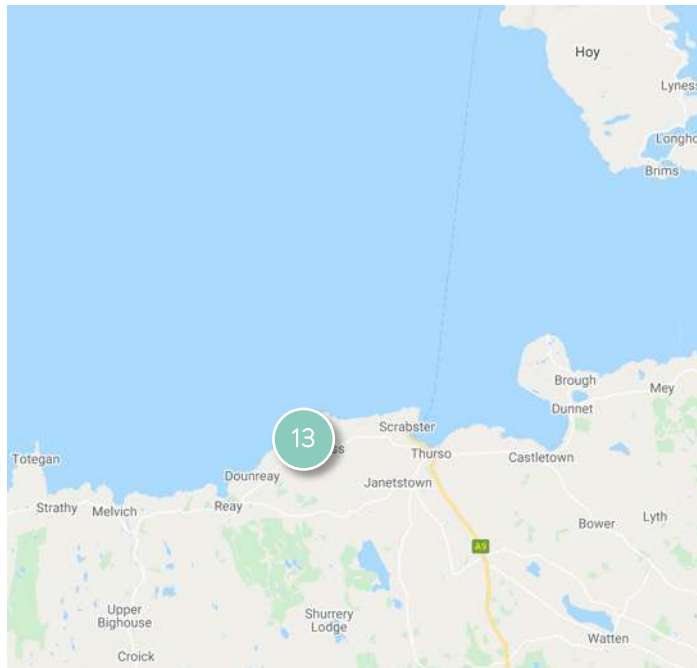
## IMAGES



# FORSS BUSINESS & ENERGY PARK, THURSO

## 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, subsea cables and security. The site is well serviced to the grid with 2 substations and has its own water services.					
Position: Rural but close of offshore wind farms	Plot: 180 acres but parts developed	Power: Abundant clean and green options with access to wind farms	Ping: Limited but subsea cables links to Farice	Protection: Potential hazard of 6 wind turbines on site	Programme: Greenfield site	Proposition : Small hyperscale
TechRE Comments	Only small plots are available which could make it difficult for a large hyperscale project.					



# FORSS BUSINESS & ENERGY PARK, THURSO

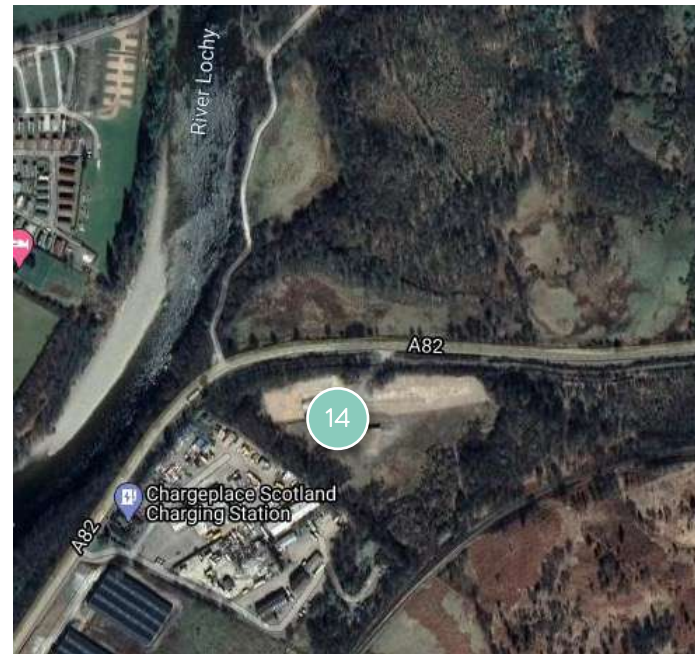
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# FORT WILLIAM HYDRO SITE / CARR CORNERS

## 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.					
Position: Rural location but access to hydro power	Plot: ~19.8 acres	Power: 80MW + hydro power	Ping: Limited to openreach	Protection: No major hazards observed	Programme: Greenfield site	Proposition: Potential 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 / CARR CORNERS

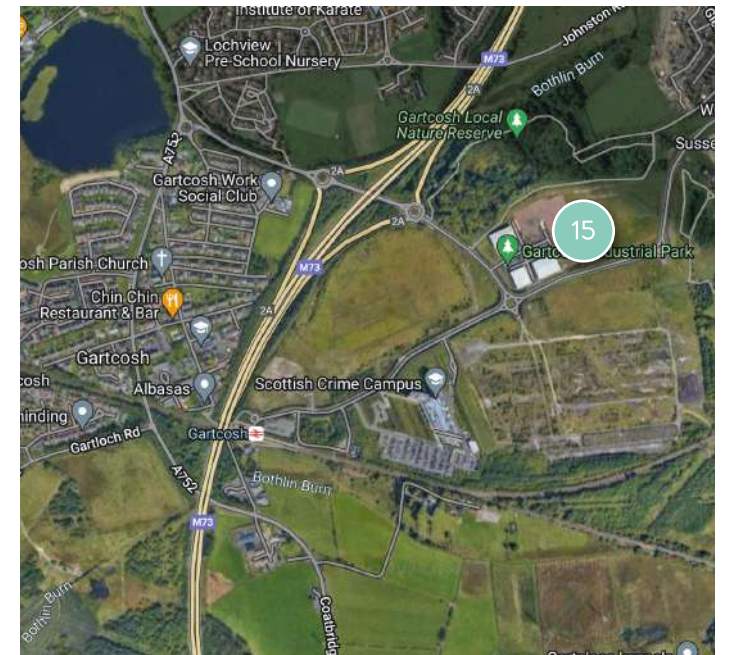
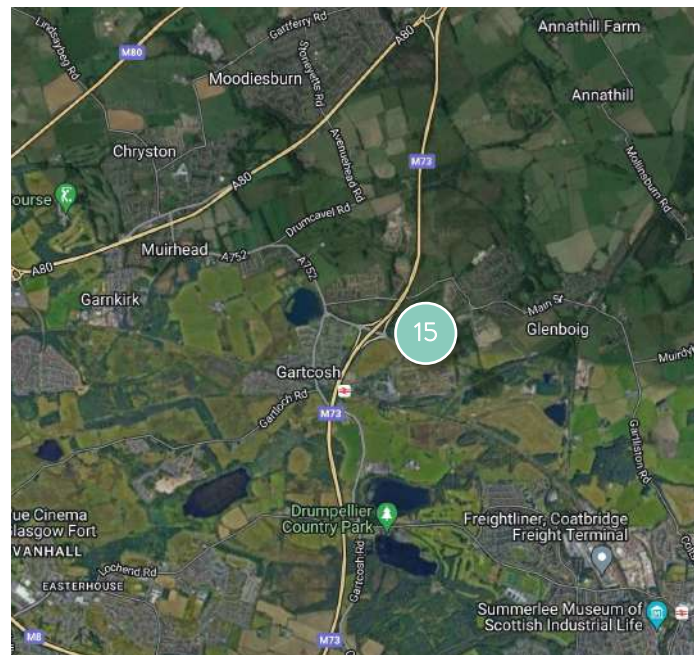
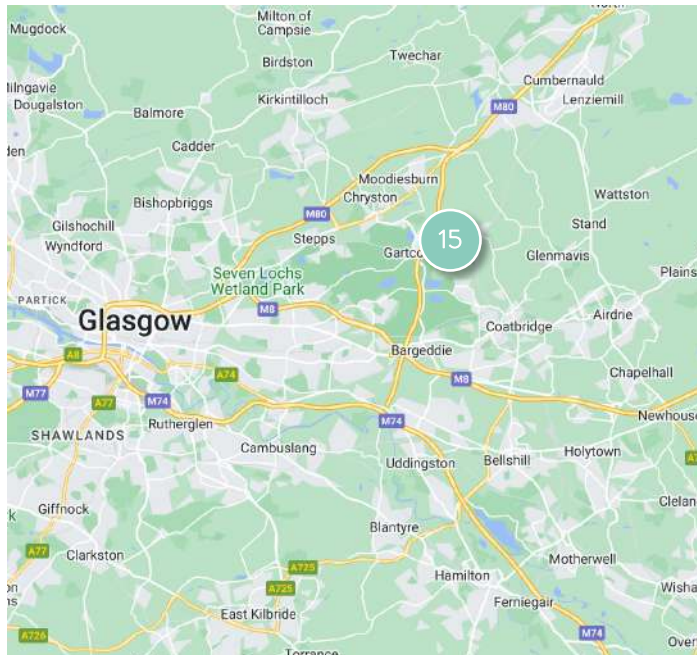
## IMAGES



# GARTCOSH BUSINESS GATEWAY, NORTH LANARKSHIRE

## OVERVIEW

Site Overview	Gartcosh Business Gateway is just off M73 close to Gartcosh park and ride station and the Scottish Crime Campus. Major works are underway to prepare the sites for development (3 plots altogether)					
Position: To the north east of Glasgow	Plot: Site 1A (to the east of recent units) is available	Power: TBC although potential good supply is indicated	Ping: Multiple fibre providers anticipated	Protection: No major hazards observed	Programme: Site preparation works are well underway	Proposition: Potential urban colocation / edge use
TechRE Comments	The site benefits from excellent accessibility being just off Junction 2 of the M73. The Scottish Crime Campus helps to create a secure environment for the area. The size of the plot is too small for hyperscale but it could work well as an urban colocation or edge facility.					





# GARTCOSH BUSINESS GATEWAY, NORTH LANARKSHIRE

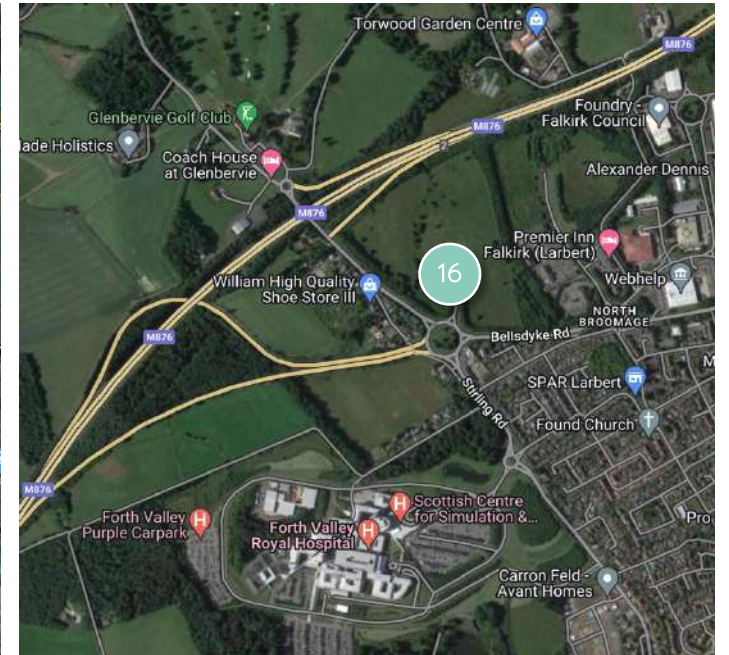
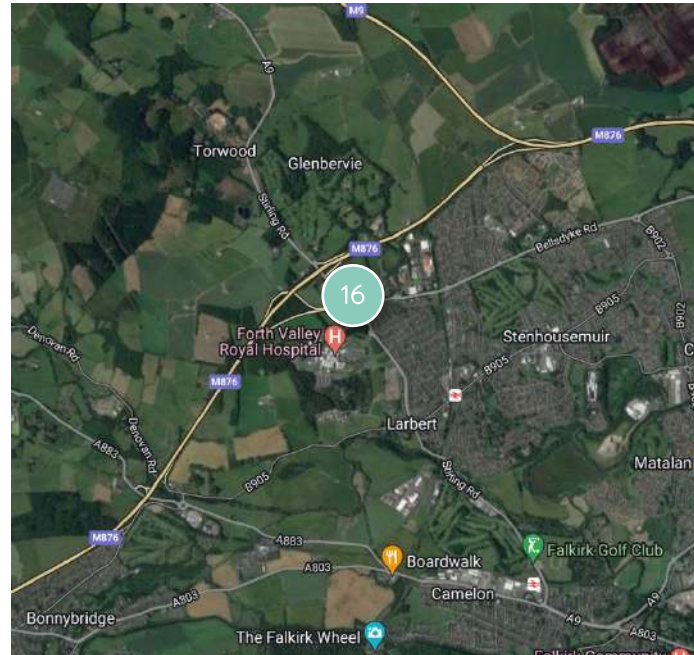
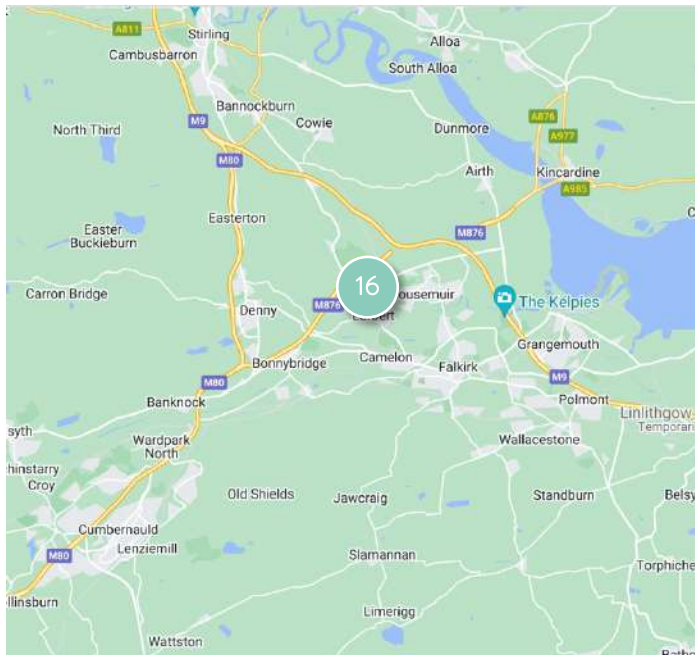
## IMAGES



# GLENBERVIE BUSINESS PARK, STENHOUSEMUIR

## OVERVIEW

Site Overview	A business park owned by Scottish Enterprise which extends to 50 acres across 4 plots. Enjoys easy access to M876, within a mixed-use area and zoned for Class 4, 5 & 6 development. The largest plot (referred to as 'the former single user site') could be accessed separately off the North Broomage Roundabout.					
Position: Edinburgh, Glasgow and Stirling are all within 40km	Plot: Up to 30 acres for the largest plot	Power: TBC but onshore wind farms are closeby	Ping: Likely to be limited	Protection: Some surface water flood risk on the smaller plots	Programme: Site works required prior to development	Proposition: Potential urban colocation / edge use
TechRE Comments	The site is well located and close to the motorway. The large site is of most interest with its potential for separate access avoiding sheltered housing and hospitality uses elsewhere in the Business Park. The Forth Valley Royal Hospital is close by so the site could work as an urban colocation or edge facility.					



# GLENBERVIE BUSINESS PARK, STENHOUSEMUIR

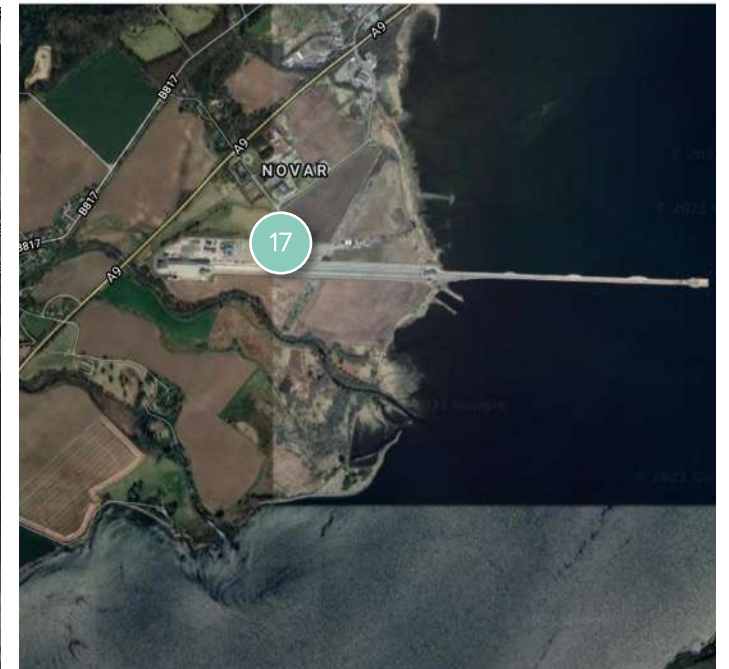
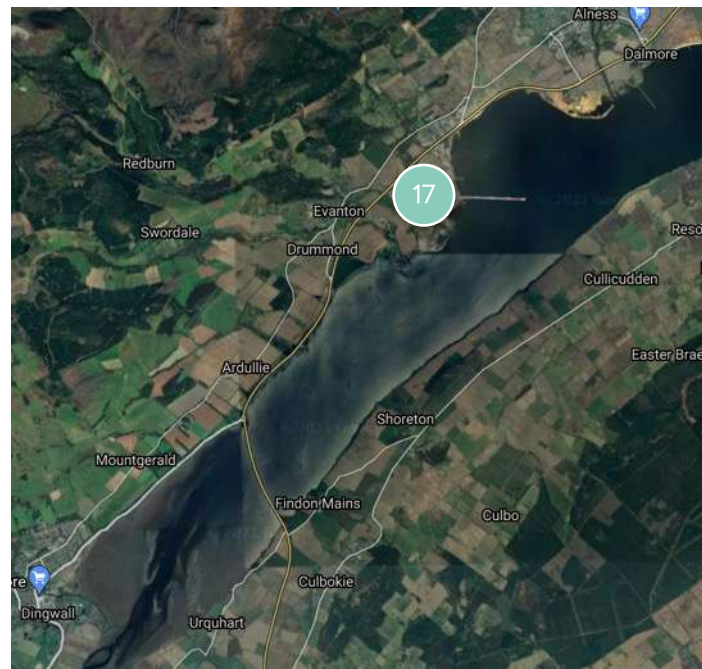
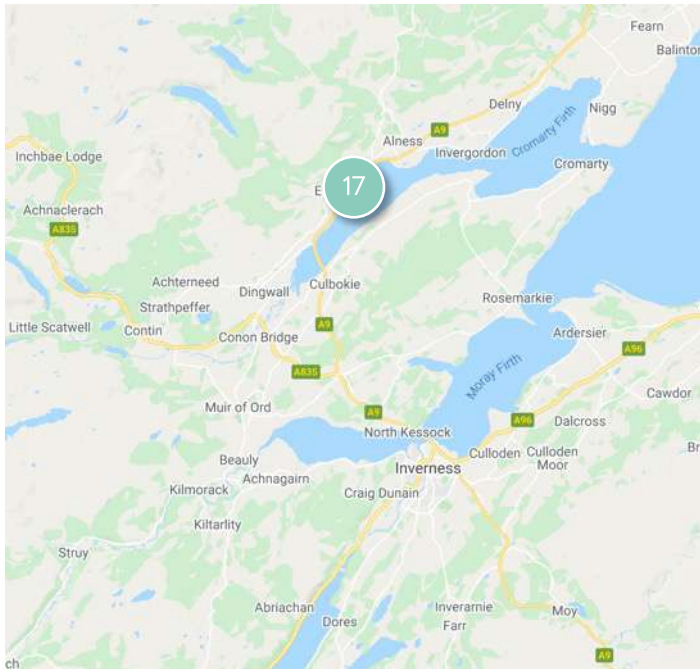
## IMAGES



# 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					
Position: Rural but access to offshore wind farms	Plot: Areas ranging from 1-20 acres	Power: Close to Moray Firth Wind farms	Ping: Limited	Protection: Potential flood risk	Programme: Site preparation works required	Proposition: Small hyperscale
TechRE Comments	Enjoys a good strategic location but the size of plot available is on the small side compared to other sites along the East coast.					



# HIGHLAND DEEPHAVEN INDUSTRIAL ESTATE

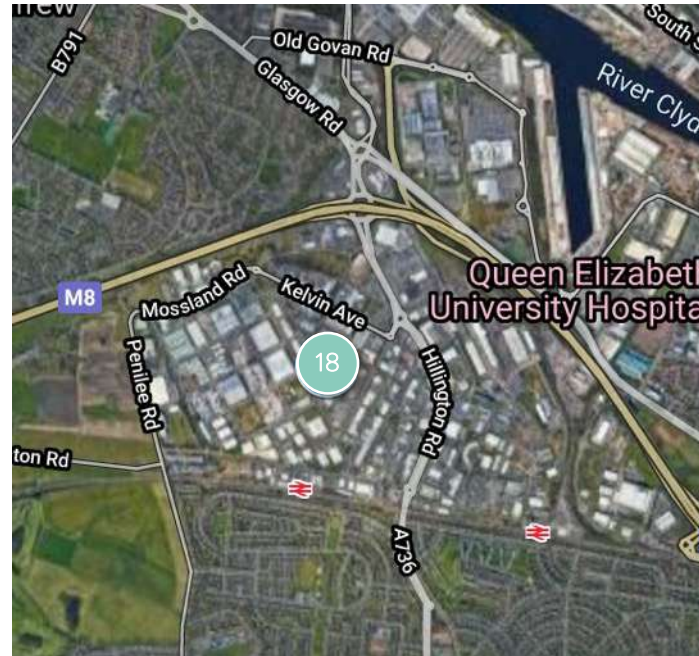
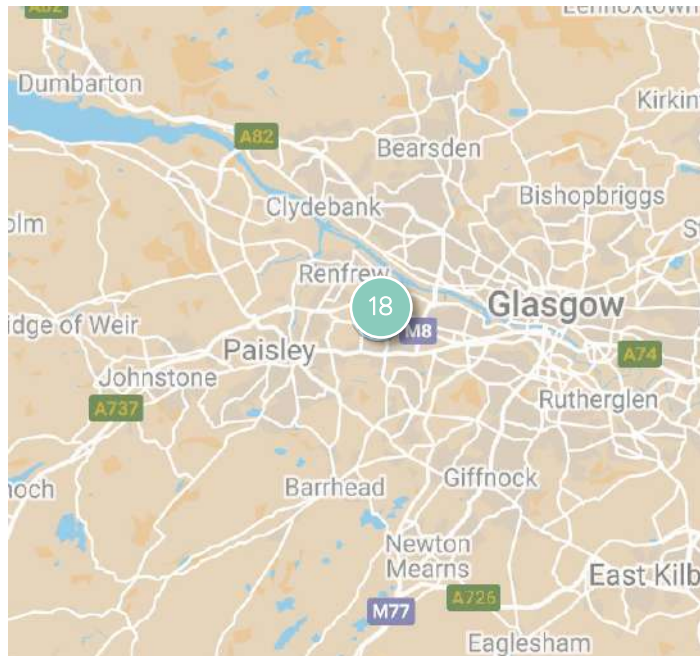
## IMAGES



# HILLINGTON PARK, GLASGOW

## OVERVIEW

Site Overview	Scotland's largest business park located adjacent to the M8 and close to both Glasgow City Centre and Glasgow Airport. Multiple sites available.					
Position: Within the Glasgow conurbation area	Plot: Various industrial & warehouse spaces	Power: TBC and lacking in major renewable power	Ping: Multiple fibre expected	Protection: No major hazards observed	Programme: Could present speed to market opportunities	Use: Urban colocation / edge subject to power availability
TechRE Comments	Strong local demand base and an excellent location for an edge facility servicing Glasgow and the west of Scotland. Hillington already houses a Clydesdale Bank data centre facility. Lacks large scale renewables required to attract hyperscale.					



# HILLINGTON PARK, GLASGOW

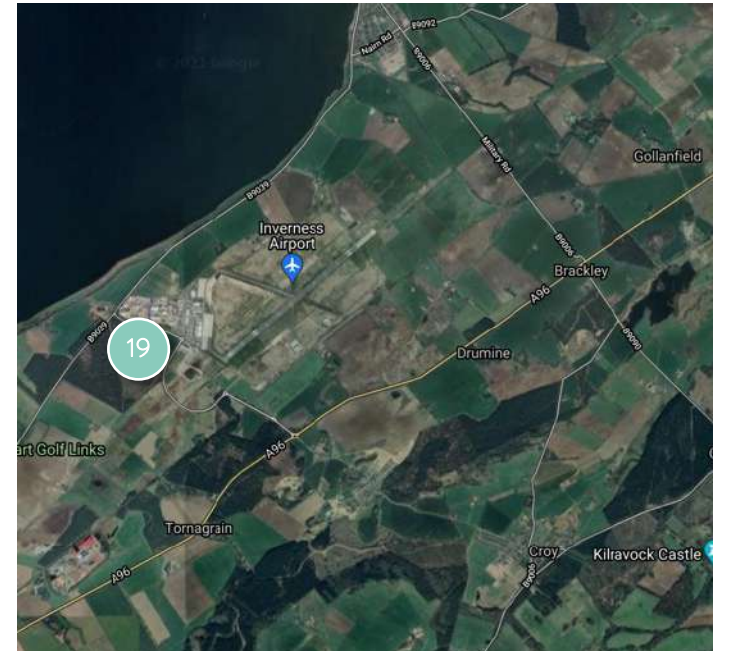
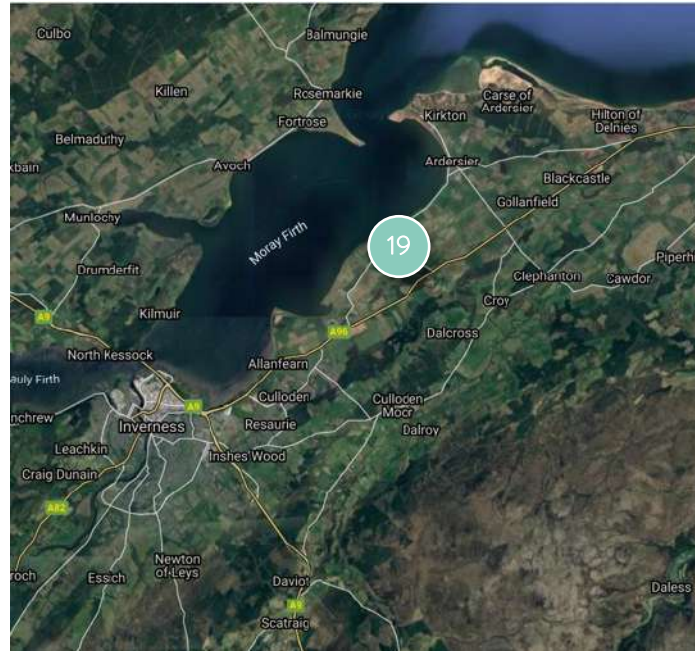
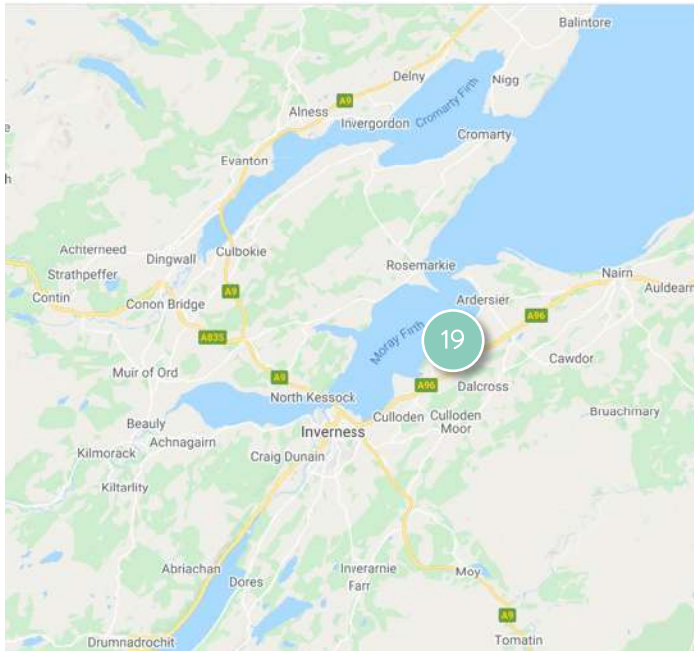
## IMAGES



# INVERNESS AIRPORT BUSINESS PARK

## OVERVIEW

Site Overview	An industrial park to the east of Inverness next to Inverness Airport which recently opened. Up to 275 acres are available for commercial development.					
Position Rural but potential access to offshore wind farms	Plot: Phase 1 is up to 36 acres of serviced land	Power: To be confirmed	Ping: Likely to be limited	Protection: Close to flight paths so requires careful assessment	Programme: Ready for development	Use: Potential hyperscale (subject to power) or edge use
TechRE Comments	Available power is likely to be limited but if access to major renewables could be secured then it may be suitable for hyperscale use otherwise an edge facility could be appropriate.					





# INVERNESS AIRPORT BUSINESS PARK

## IMAGES



# INVERNESS CAMPUS

## OVERVIEW

Site Overview	A 215 high-quality business park and college campus with additional sites for development. Developed by Highlands and Islands Enterprise, the campus is targeted to be a centre for life sciences, digital healthcare and technology.					
Position: Inverness pop. around 50,000	Plot: Small plots in Phase 1 but other areas available	Power: TBC – no significant power expected	Ping: Likely to be limited	Protection: No major hazards observed	Programme: Ready for development	Proposition: Most suited to edge use
TechRE Comments	Inverness Campus offers a relatively central site in Inverness with nearby Inverness College and associates uses potentially offering early customers to an edge facility. About 13.5 acres in the campus have been designated as an enterprise area.					



# INVERNESS CAMPUS

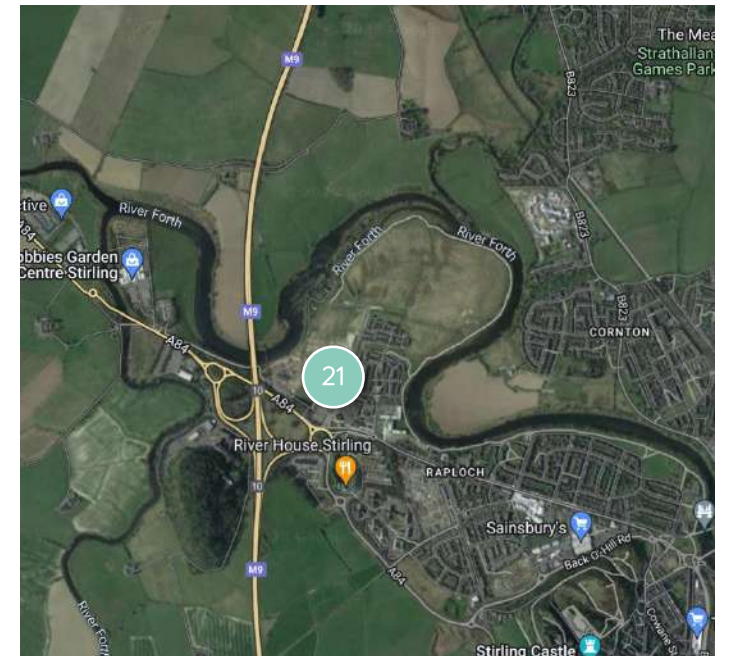
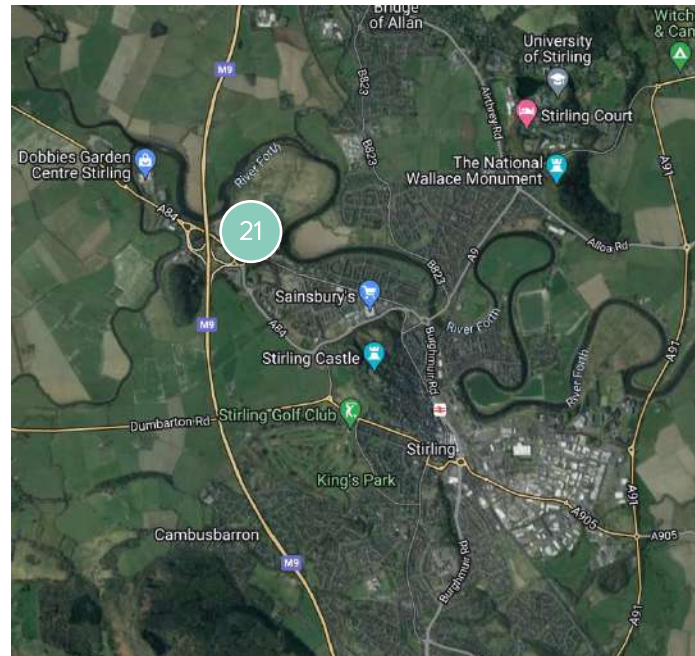
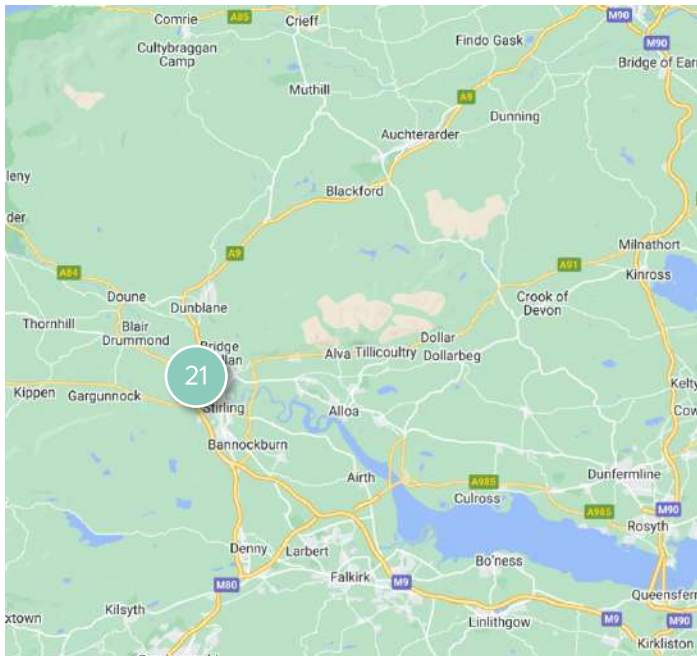
## IMAGES



# KILDEAN BUSINESS PARK, STIRLING

## OVERVIEW

Site Overview	A business park being delivered by Stirling Development Agency located adjacent to junction 10 of the M9. A New M&G office has been developed with some retail/leisure amenities nearby. A number of plots are available with scope to accommodate c.400,000 sq ft in total.					
Position: Stirling is centrally located & <40km to Glasgow	Plot: A 39 acre site but <10 acres remaining	Power: TBC but some onshore some wind farms to the north of Stirling	Ping: Likely to be limited	Protection: Some areas fall within the flood plain of the River Forth	Programme: Ready for development	Proposition: Potential small colocation / edge use
TechRE Comments	An accessible site on the M9 on the edge of Stirling. The availability of significant power supply needs to be confirmed but may be suitable for an edge facility preferably located away from the adjacent new housing area.					



# KILDEAN BUSINESS PARK, STIRLING

## IMAGES



# KINLOCHLEVEN, HIGHLAND

## OVERVIEW

Site Overview	The 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 the grid.					
Position: Rural location but close to hydro power	Plot: Approx. 6.5 Acres	Power: 23 MW continuous hydro	Ping: Limited fibre	Protection: Site fringe close to River Leven flood risk area	Programme: Available for redevelopment	Proposition: 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, it would be challenging to bring in data centre equipment and to supply more fibre connectivity to the site.					



# KINLOCHLEVEN, HIGHLAND

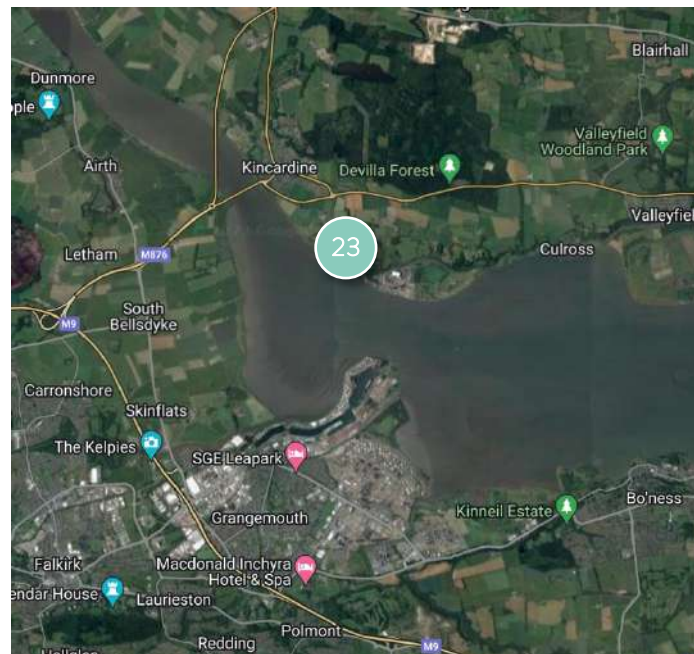
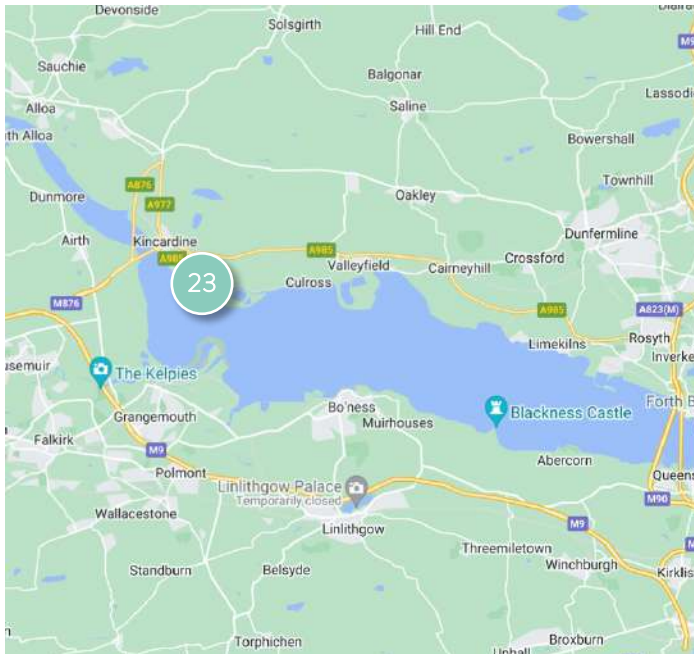
## IMAGES



# LONGANNET POWER STATION, FIFE

## OVERVIEW

Site Overview	Close to Kinkardine Power Station which was previously selected as a long list site but doesn't suffer from the same extent of flood risk. The site was earmarked by Talgo for a train manufacturing facility but the option to buy from Scottish Power lapsed when Talgo didn't win the contract for HS2.					
Position: Good access to Edinburgh & Glasgow	Plot: 74 acre site	Power: Existing infrastructure in place but lacking major renewables	Ping: Multiple fibre providers are likely for this location	Protection: Parts of the site impacted by flood risk. HV lines also.	Programme: Available for redevelopment	Proposition: Hyperscale / urban colocation
TechRE Comments	With a location close to the Kinkardine Bridge, the site enjoys good access to both Glasgow and Edinburgh. Subject to power availability, the site has potential for both urban colocation or hyperscale use.					





# LONGANNET POWER STATION, FIFE

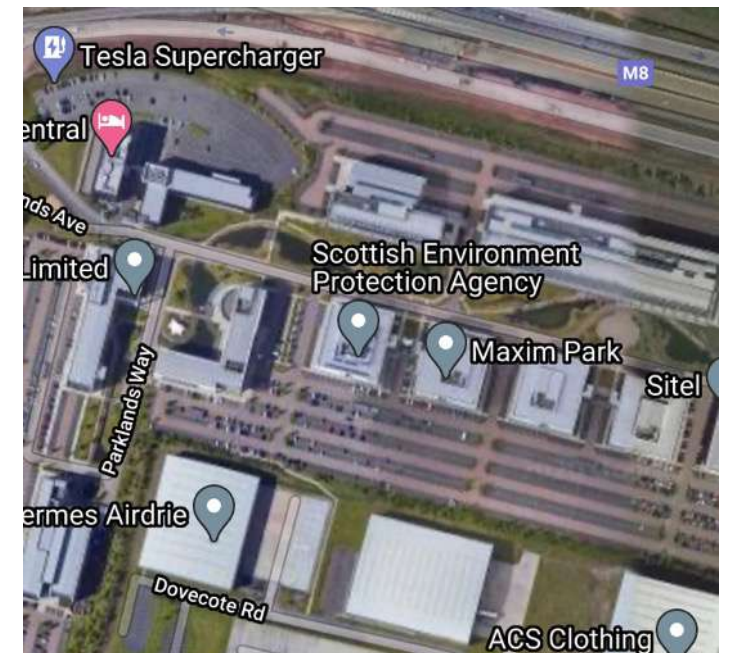
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# MAXIM BUSINESS PARK, MOTHERWELL

## 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.					
Position: <20km to Glasgow City Centre	Plot: 756,000 sq.ft	Power: TBC and no obvious renewable power	Ping: Multiple fibre expected	Protection: No major hazards observed	Programme: Available for redevelopment	Proposition: Hyperscale
TechRE Comments	Should Maxim confirm that floor loading and slab to slab ceiling heights meet data centre requirements and with the provision of large scale renewables, this could be an excellent powered shell campus – hyperscale ready.					



# MAXIM BUSINESS PARK, MOTHERWELL

## IMAGES





# MILLTOWN AIRPORT, LOSSIEMOUTH

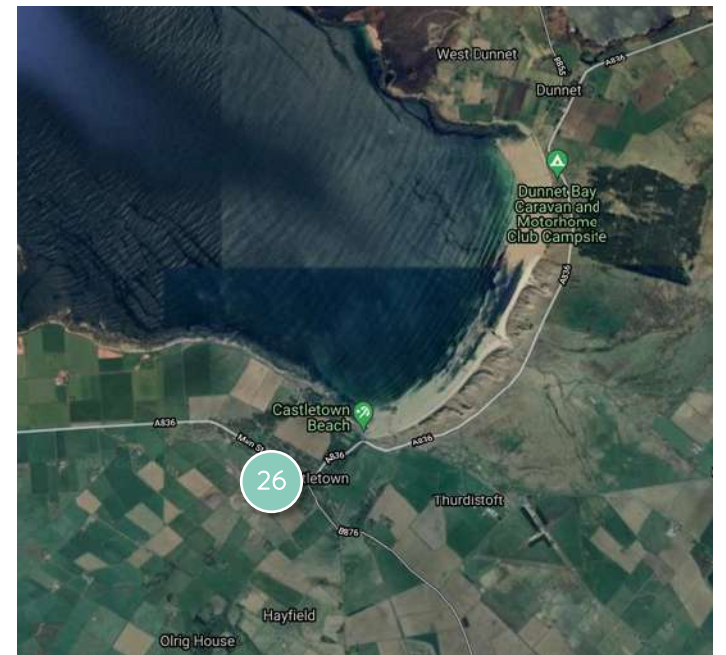
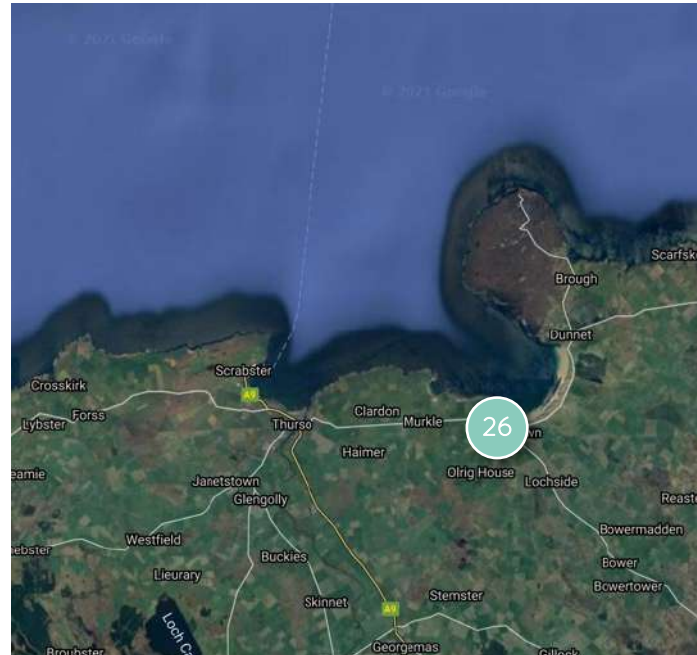
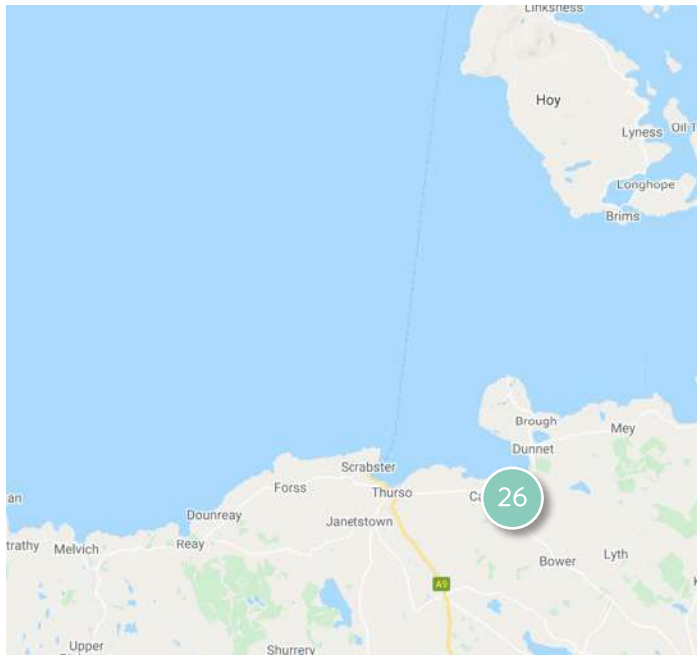
## IMAGES



# NORFROST BUSINESS PARK, THURSO

## OVERVIEW

Site Overview	Existing buildings on site could offer quick deployment and benefits from being close to Dounreay/Wick for incoming renewable power.					
Position: Rural but close to renewables	Plot: Approx 25 acres for the park but buildings small	Power: To be confirmed but close access to major offshore wind farms	Ping: Likely to be limited	Protection: No major hazards observed	Programme: Potential for quick deployment	Proposition: Small hyperscale
TechRE Comments	Possible to connect to renewable power but buildings are too small for hyperscalers. Better sites are available at Dounreay and Forss Business Park.					



# NORFROST BUSINESS PARK, THURSO

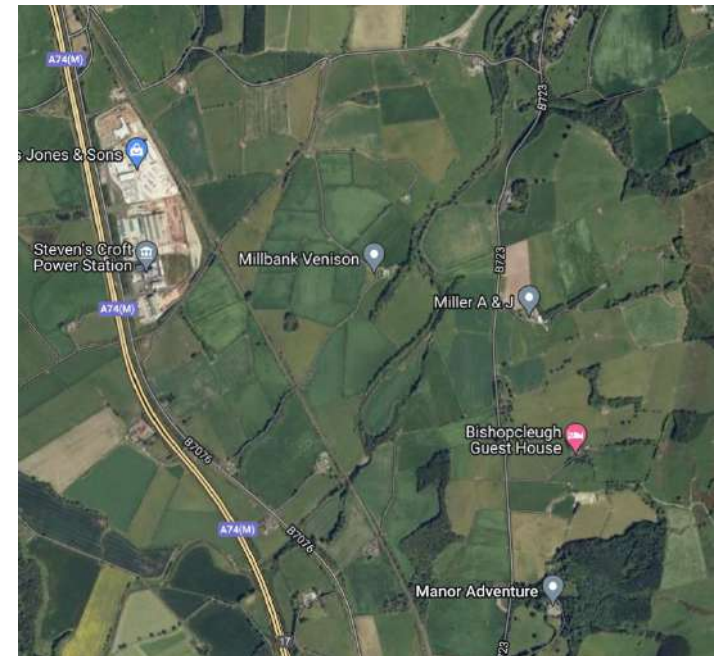
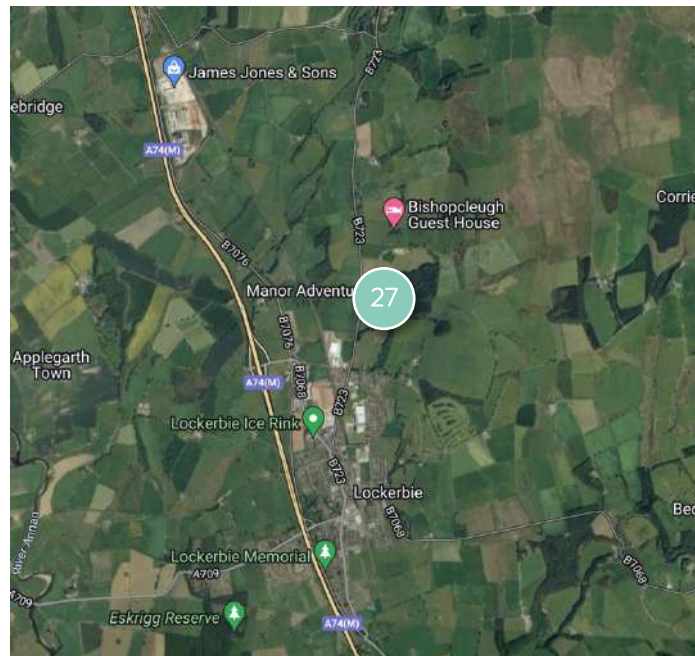
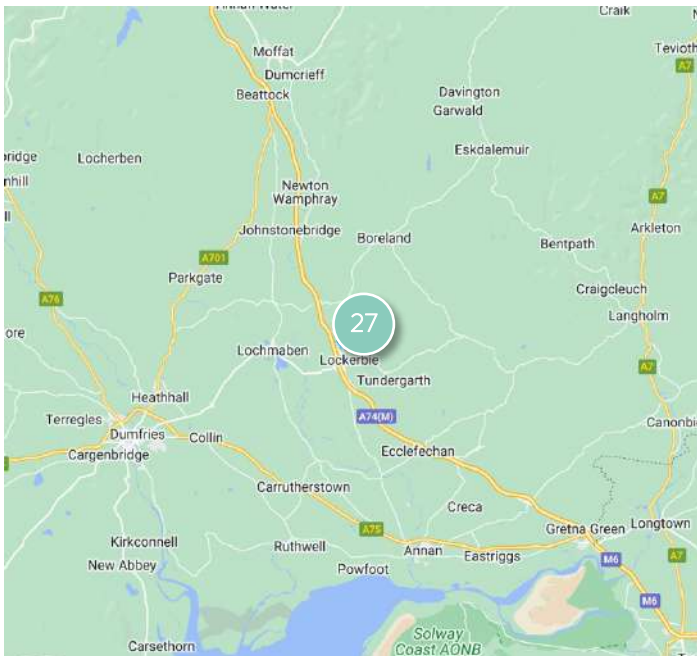
IMAGES



# PEELHOUSES FARM, LOCKERBIE

## OVERVIEW

Site Overview	A hillside farming area near Lockerbie and not from the M74 which has planning permission extended in 2018 for a 250,000 sq m data centre together with a technology park and horticultural research.					
Position: Rural but access to onshore wind farms	Plot: Some 250 acres	Power: 44MW biomass power station nearby and close to wind farms	Ping: A no. of providers run close to M74 incl. the Zayo cable	Protection: No major hazard observed	Programme: Major site preparation works required	Proposition: Hyperscale
TechRE Comments	Data centre planning permission goes back to 2008 and the huge investment project has failed to get off the ground. Large areas would need levelling and upgrades in local road infrastructure would be required before development of the proposed scale could be considered.					





# PEELHOUSES FARM, LOCKERBIE

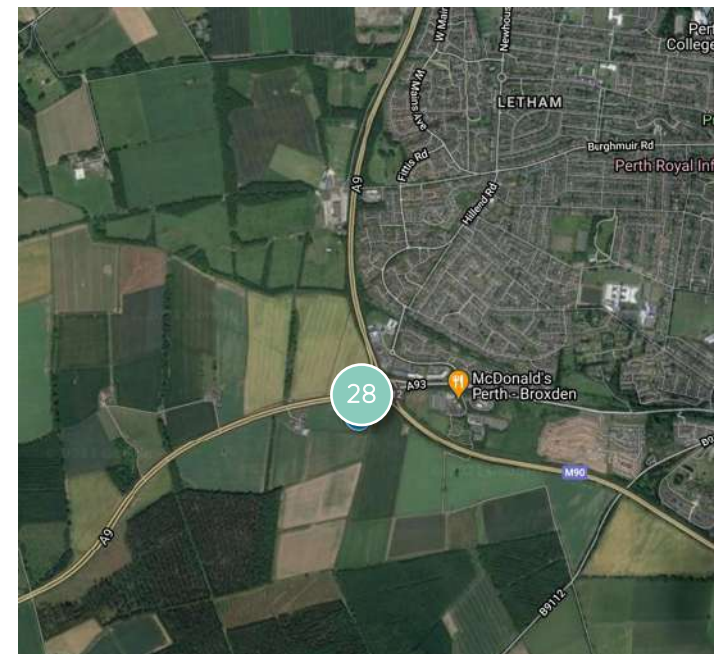
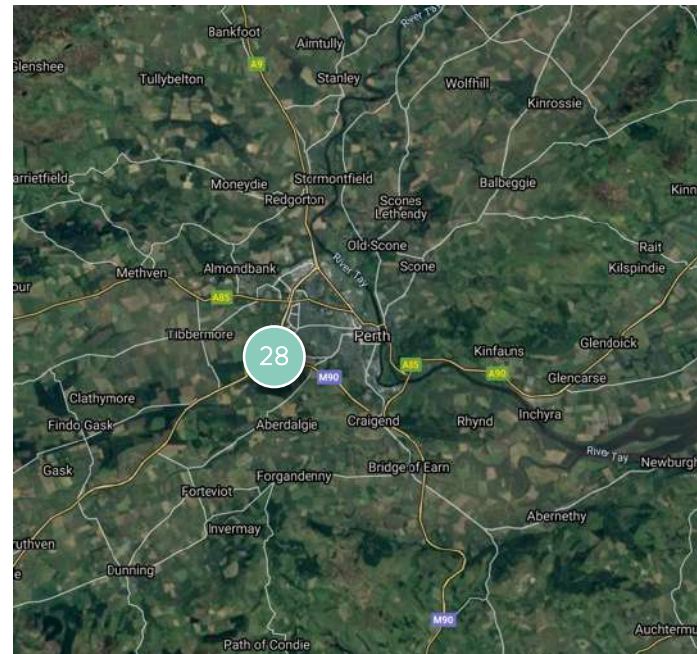
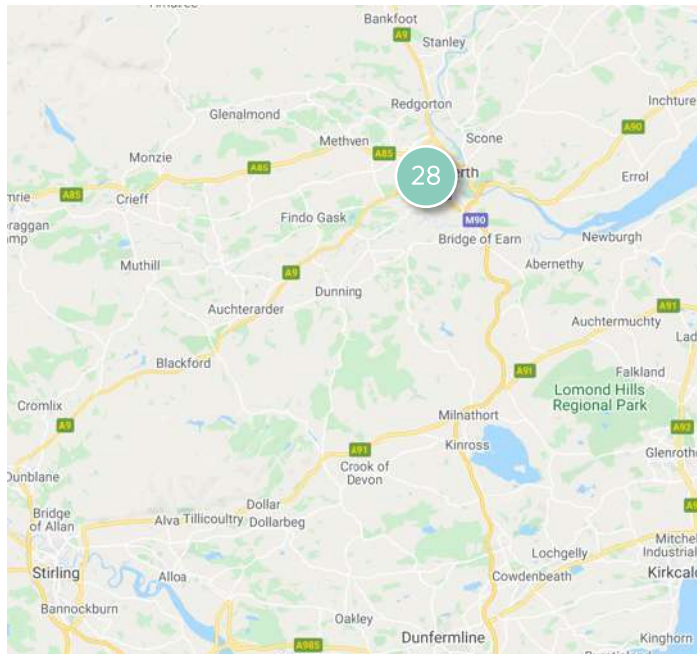
IMAGES



# PERTH ECO INNOVATION PARK

## OVERVIEW

Site Overview	The Perth Eco-Innovation Park forms part of the larger Perth West strategic, sustainable expansion of Perth comprising low-carbon housing, industry, mobility and digital technology. The Eco-Innovation Park is envisaged as a commercial hub focused on innovation and green technology.					
Position: Perth's pop is circa 50,000	Plot: 62 acres for the whole of the Innovation Park	Power: 20MW solar farm planned in the nearby DR.ECCO development	Ping: Limited but there are plans to install a full fibre network	Protection: No major hazard observed	Programme: Ph 1 (27 acres) ready for tenants in Dec 2026.	Proposition: Urban colocation / edge
TechRE Comments	Potential site for a small urban colocation facility or an edge data centre to support the Innovation Park. There are other renewable energy sources planned in the vicinity.					



# PERTH ECO INNOVATION PARK

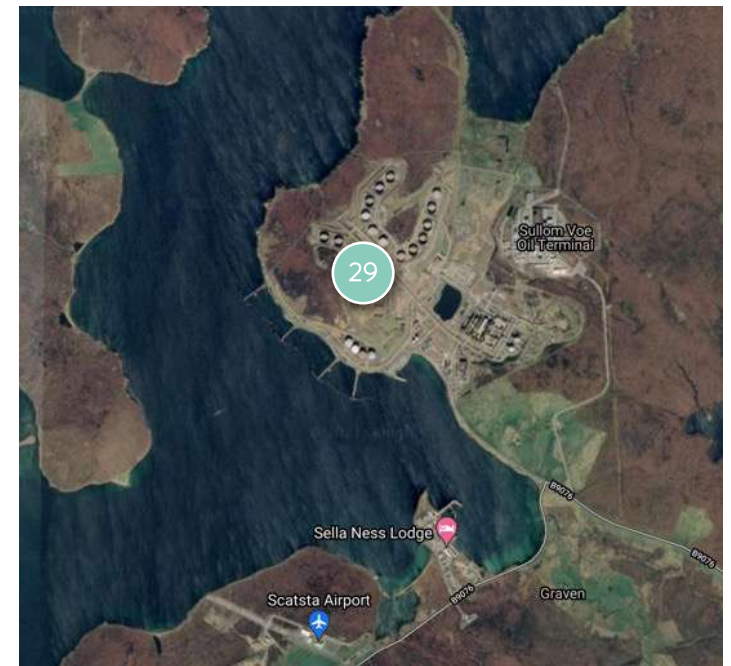
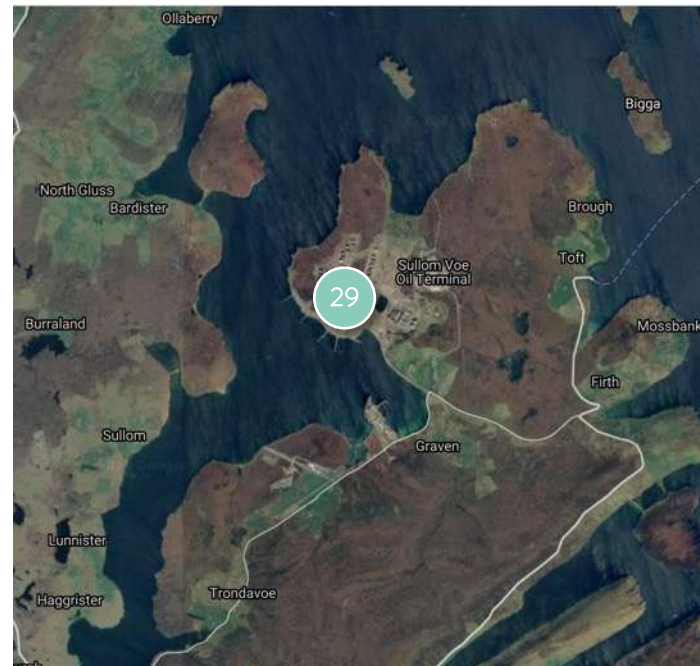
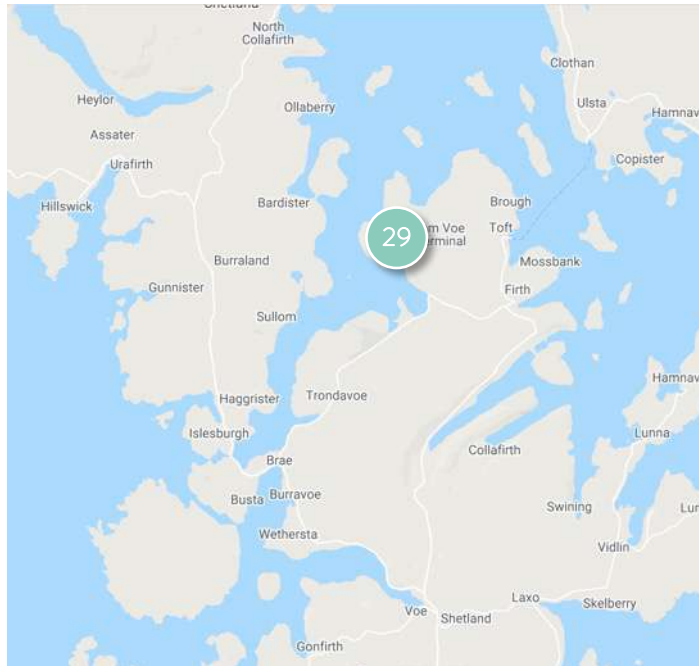
## IMAGES



# SULLOM VOE, SHETLAND ISLANDS

## OVERVIEW

Site Overview	A huge oil terminal with lots of supporting infrastructure currently being re-purposed into a new energy hub.					
Position: Rural location but access to large renewables	Plot: >1,000 acres	Power: Renewables incl. 443MW Viking plus 400-600 MW Orion	Ping: To be confirmed but anticipated	Protection: The terminal is an upper tier COMAH site	Programme: transition into a new energy hub will take some time	Proposition: Potential 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 renewables project and Viking wind farm.					



# SULLOM VOE

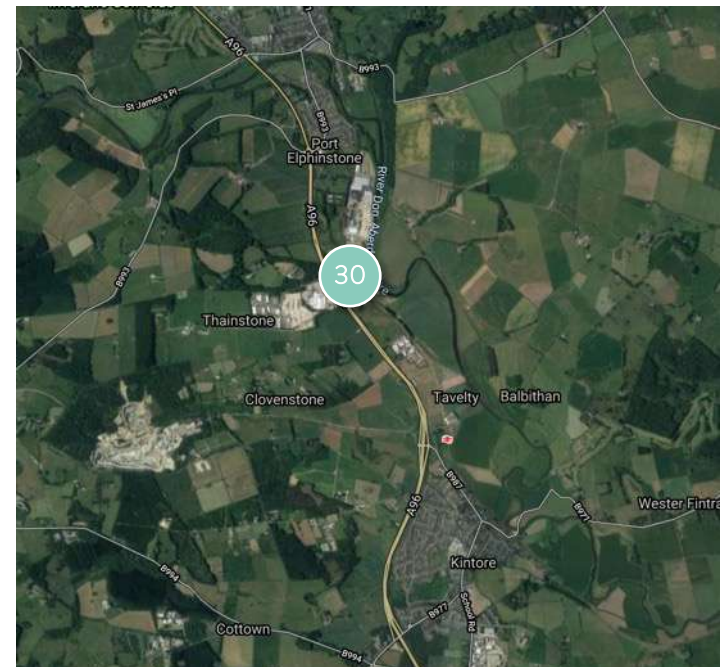
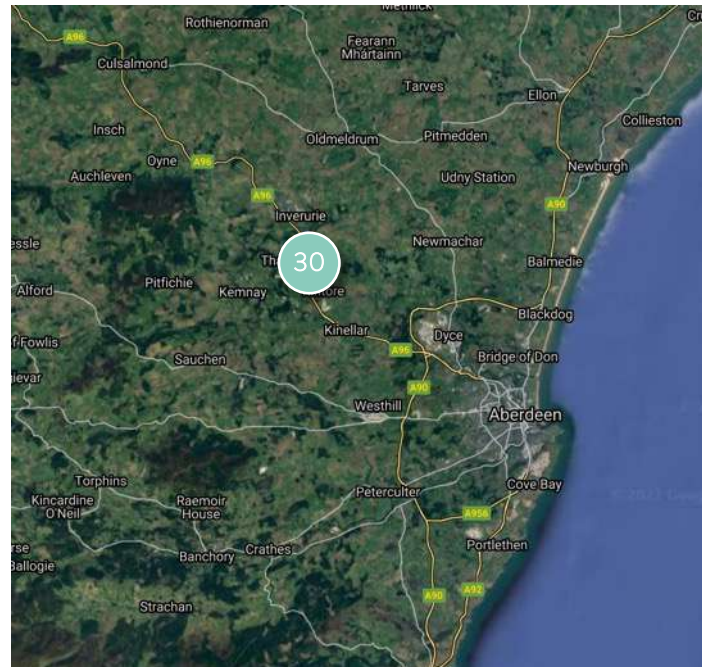
## IMAGES



# THAINSTONE BUSINESS PARK, ABERDEENSHIRE

## OVERVIEW

Site Overview	An industrial park just off the A96 near Inverurie outside Aberdeen with a number of plots available. Agile Energy is developing a low-carbon energy park on the site of the former Inverurie Paper Mill including a new waste-to-energy facility in 2025.					
Position: 20 km NW of Aberdeen	Plot: 64 acres for the largest plot	Power: 32MW EfW facility being developed	Ping: To be confirmed	Protection: Flooding & proximity to railway line potential issues	Programme: Improvements required to road infrastructure	Proposition: Proximity to future Energy Park but some constraints
TechRE Comments	Proximity to energy from waste plant is attractive but scale available is likely to be too small for hyperscale use. More suited to smaller colo/edge use.					



# THAINSTONE BUSINESS PARK, ABERDEENSHIRE

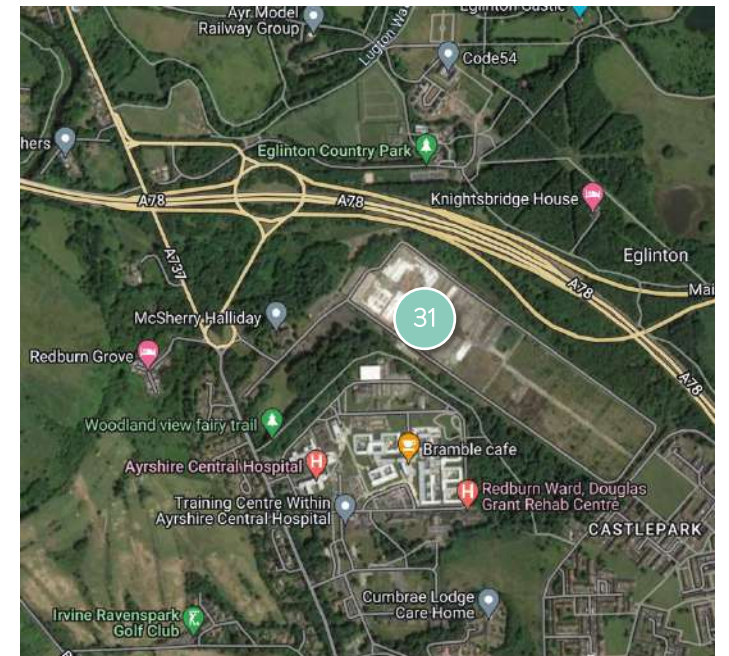
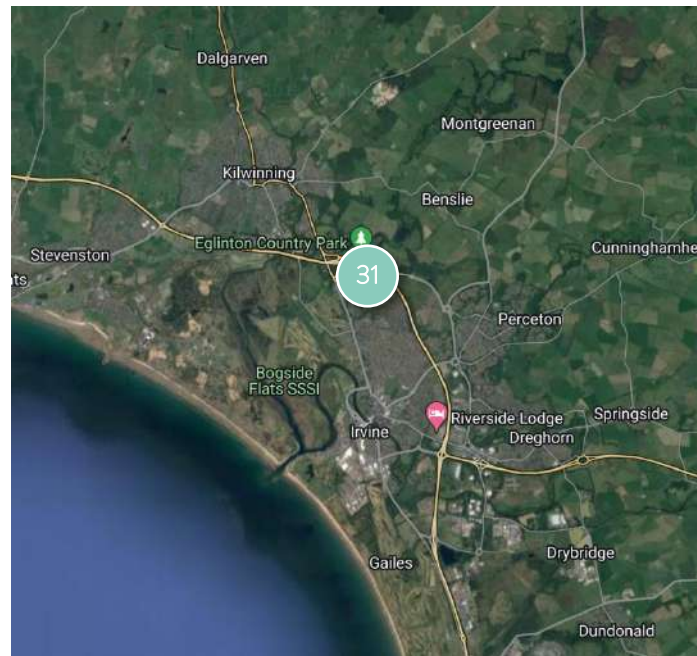
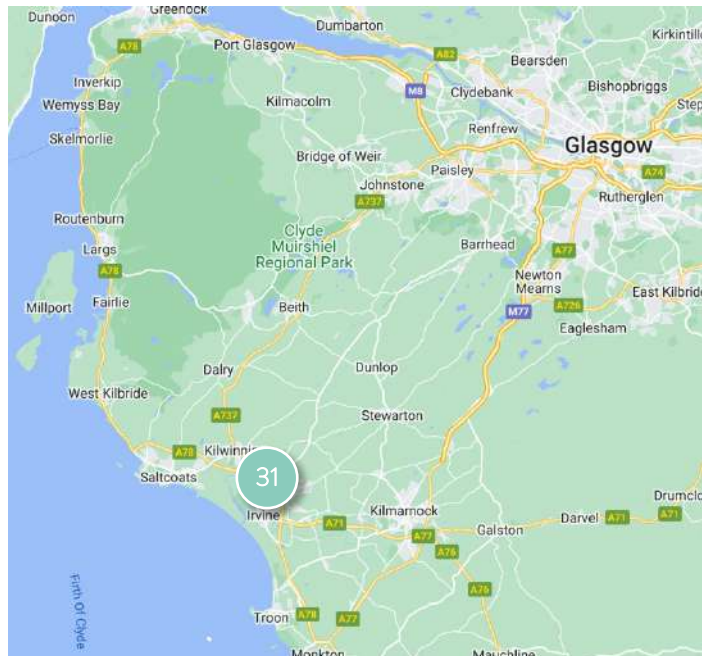
IMAGES



# TOURNAMENT PARK, IRVINE

## OVERVIEW

Site Overview	A large predominantly surfaced brownfield site on the northern edge of Irvine with good road connections to the A78. Allocated for General Urban Area use in LDP2.					
Position: SW of Glasgow >250,000 pop. within 40km	Plot: A 43.8 acre site	Power: TBC but some renewable options are being explored in the area	Ping: Likely to be limited	Protection: Small areas of the site affected by surface water flooding	Programme: Ready for development	Proposition: Potential small colocation / edge use
TechRE Comments	A large cleared site with good access off the road network and adjacent to Ayrshire Central Hospital. Availability of a significant power supply needs to be confirmed but potential for urban colocation use or an edge facility.					





# TOURNAMENT PARK, IRVINE

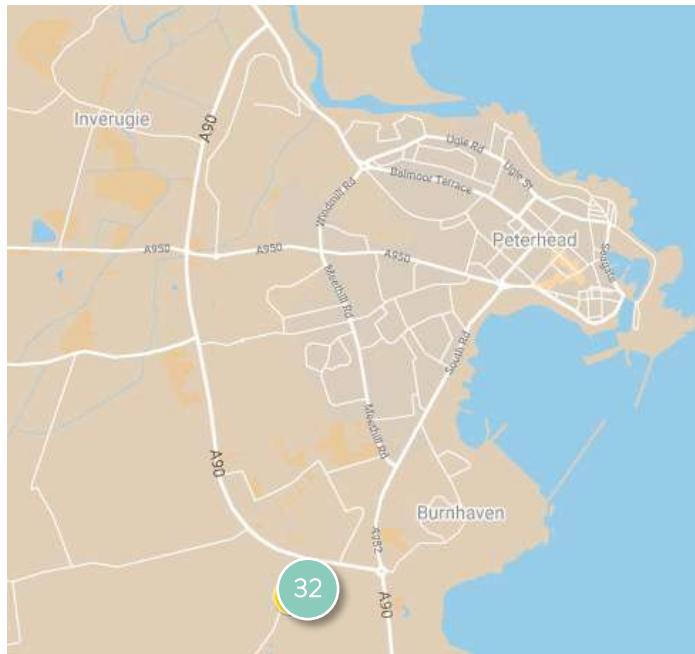
## IMAGES



# UPPERTON INDUSTRIAL ESTATE, PETERHEAD

## OVERVIEW

Site Overview	A significant industrial site located near Peterhead on the south side of the A90 close to its junction with the A982 and in a strategic location in terms of the energy and oil and gas sectors.. A 400 kv substation lies to the south and the Peterhead Power Station to the east on the other side of the A90.					
Position: Largest city, Aberdeen >50km away	Plot: 28.7 acres	Power: Close to 30MW Hywind windfarm and others, larger, proposed.	Ping: Limited to Openreach	Protection: No major hazards observed	Programme: Available for redevelopment	Proposition: Hyperscale when power increased
TechRE Comments	The site ('OP4' in the local plan) is not far from the Hywind windfarm just off the coast of Peterhead – the world's first floating wind farm. The windfarm is operational and delivers 30MW - not enough scale for hyperscale use but other larger offshore wind farms are proposed in the future.					



# UPPERTON INDUSTRIAL ESTATE, PETERHEAD

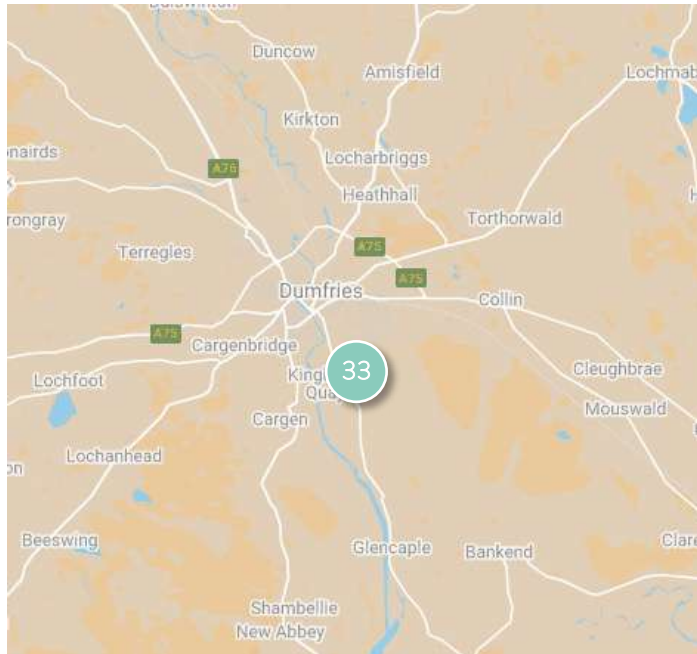
## IMAGES



# UWS DUMFRIES CAMPUS

## OVERVIEW

Site Overview	An 85 acre campus with 4 UWS schools and a business park situated on the estate.					
Position : Rural location but close to onshore wind farms	Plot: 85 acres for whole campus	Power: Wind farms nearby	Ping: Limited to Openreach	Protection: No major hazards observed	Programme: Greenfield site	Proposition: Small hyperscale / edge
TechRE Comments	This site would be more suited for an edge data centre. The mix of university campus, business park and local college will all create some hosting requirements. Dumfries & Galloway has significant power available from onshore wind farms. However, the campus would struggle to accommodate a large-scale facility.					



# UWS DUMFRIES CAMPUS

## IMAGES



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- Should interested parties wish to know more about the background of each of the selected sites or undertake further assessments, please do not hesitate to contact Scottish Futures Trust using the contact information provided overleaf.
- The date in this report was collected up until the end of March 2023 and may have changed since the date of publication.

# CONTACT INFORMATION



*For more information on this document please see below details*

*Steve Harrison  
steve.harrison@scotent.co.uk*

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

**HOSTINSCOTLAND.COM**

**#SCOTLANDISNOW**

*Henry Sutton / Christian Wright  
henry.sutton@techreconsulting.com  
christian.wright@techreconsulting.com*

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

**TECHRECONSULTING.COM**

