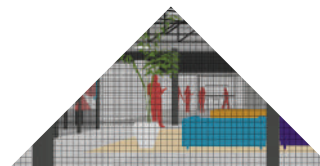
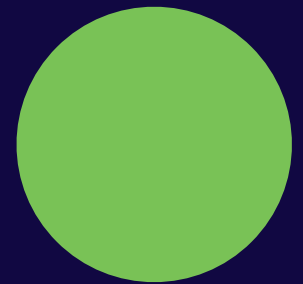


# CREATING A GREENER FUTURE FOR PEOPLE PLACE AND PLANET



# WELCOME TO SCOTLAND'S HOME FOR SUSTAINABLE MOBILITY



# CONTENTS

04

ABOUT MICHELIN SCOTLAND INNOVATION PARC

06

SITE MAP

08

INDUSTRIAL SPACE

09

INNOVATION CAMPUS

10

GREEN ENERGY

11

LEASE TERMS & CONDITIONS



MICHELIN  
SCOTLAND  
**INNOVATION**  
**PARC**





## TRAVEL TIME TO NEARBY AMENITIES (BY CAR):



- **DUNDEE PORT**  
= 10 mins
- **DUNDEE RAIL STATION**  
= 15 mins
- **DUNDEE AIRPORT**  
= 20 mins
- **A90 / M90 NORTH**  
= 10 mins
- **A90 / M90 SOUTH**  
= 20 mins
- **CITY CENTRE**  
= 15 mins
- **PETROL STATION**  
= 2 mins
- **SUPERMARKET**  
= 2 mins
- **COFFEE SHOP**  
= 10 mins
- **CAFES / RESTAURANTS**  
= 5 mins





# ABOUT MICHELIN SCOTLAND INNOVATION PARC

Retaining its industrious edge, MSIP offers modern, flexible, and exciting space focussed on innovation and manufacturing. It has a range of buildings given its significant scale, that are complemented with access to clean energy and the support offered at MSIP. It has vast space for your business to grow, that can be adapted for any purpose, and amenities for those based there.

## THE LOCATION

MSIP is in the North East of Scotland, at the centre of the East Coast supply chain. With easy routes to Aberdeen and the greater North of Scotland, a short car or train ride to Edinburgh and Glasgow, good air and rail links to London, and close proximity to Scotland's countryside, it is connected to where you need to go.

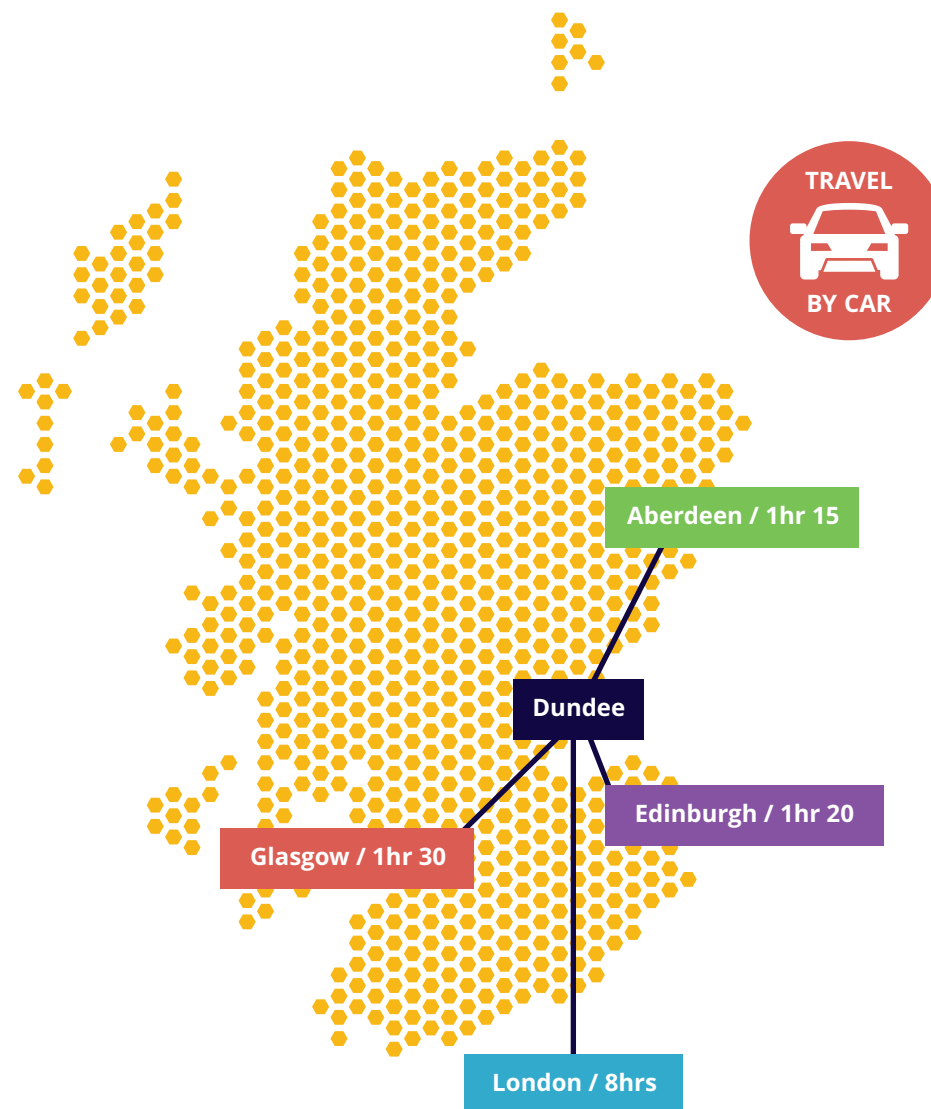
## OTHER AMENITIES

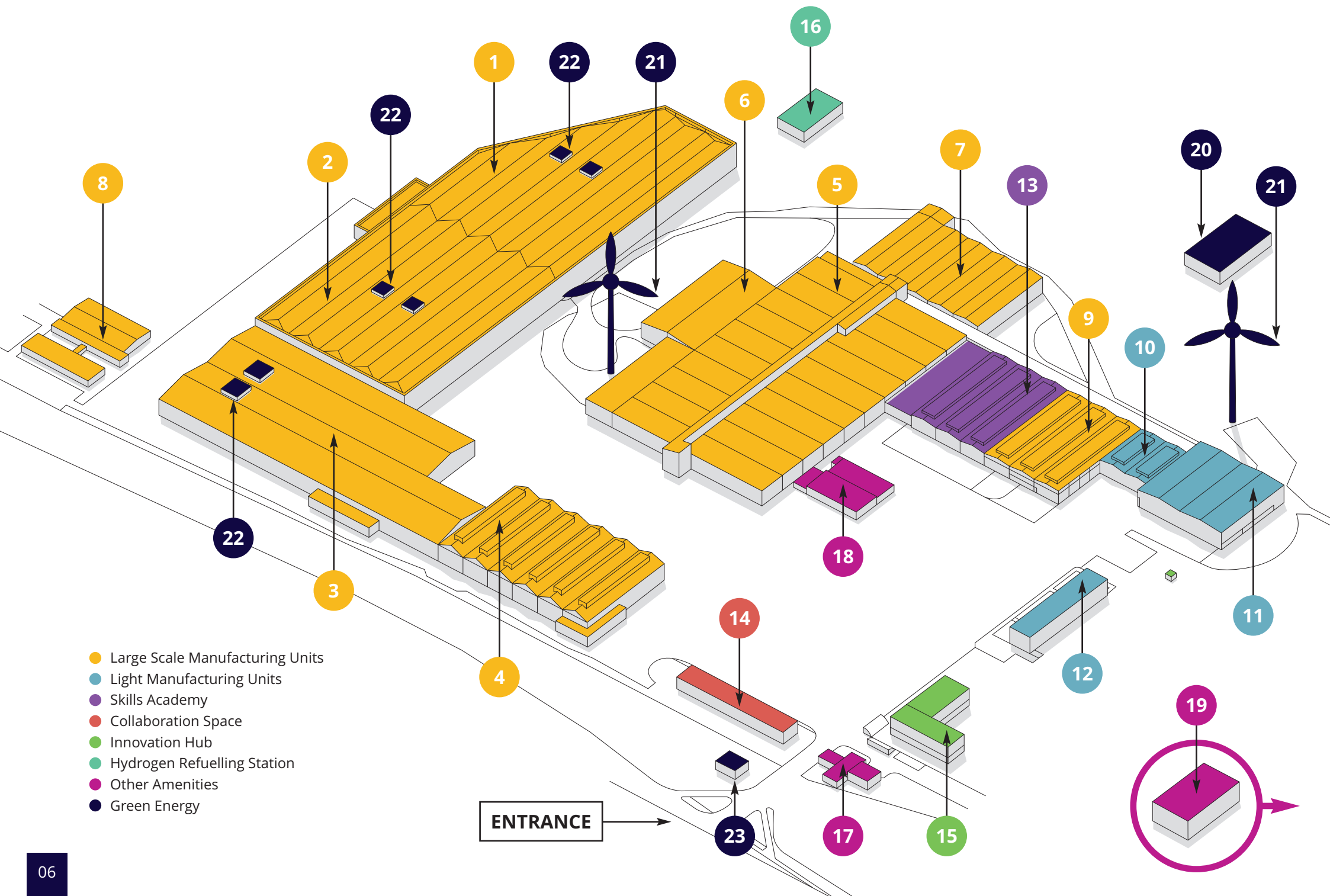
Beyond the physical space, MSIP offers a large car park that can accommodate up to 300 vehicles, has two electric car charging points and provides full access for HGV's.

MSIP is fully secure, with 24-hour security personnel and CCTV to ensure your employees and visitors can access your space 24-hours a day, with no limitations.

There will be vibrant open social spaces, to relax and have some down time in. A coffee shop, creche facility, running track and gym are all in development, for those located there to utilise.

What was once a Michelin tyre manufacturing plant, is now being transformed into an innovation parc for sustainable mobility and low carbon energy.





# SITE MAP



FOLLOW OUR JOURNEY  
@MSIPDUNDEE

- 1 **TELKES BUILDING**  
10,000m<sup>2</sup> Apex Height 8m
- 2 **FOOTE BUILDING**  
10,000m<sup>2</sup> Apex Height 8m
- 3 **CAVENDISH BUILDING**  
10,000m<sup>2</sup> Apex Height 8m
- 4 **BOLTON BUILDING**  
5,250m<sup>2</sup> Apex Height 5.5m
- 5 **AYRTON BUILDING**  
13,000m<sup>2</sup> Apex Height 5.5m/6.5m
- 6 **DE RIVAZ BUILDING**  
1,890m<sup>2</sup> Apex Height 9m
- 7 **VOLTA BUILDING**  
3,600m<sup>2</sup> Apex Height 6.5m
- 8 **JOHNSTON BUILDING**  
1,300m<sup>2</sup> Apex Height 4m
- 9 **PARKER BUILDING**  
2,650m<sup>2</sup> Apex Height 6.5m
- 10 **McCALL BUILDING**  
1,090m<sup>2</sup> Apex Height 4m
- 11 **McADAM BUILDING**  
2,200m<sup>2</sup> Apex Height 6.5m
- 12 **FULHAME BUILDING**  
Under development

- 13 **SKILLS ACADEMY**  
2,650m<sup>2</sup> Apex Height 6.5m
- 14 **COLLABORATION SPACE**  
Flexible office space
- 15 **INNOVATION HUB**  
Under development
- 16 **HYDROGEN REFUELLING STATION**
- 17 **SECURITY LODGE**
- 18 **CANTEEN**
- 19 **RECREATIONAL HUB**
- 20 **STEAM & ELECTRICITY**
- 21 **WIND TURBINES X 2**
- 22 **SOLAR POWER**
- 23 **EV CHARGING**

**GREEN ENERGY SOLUTIONS:**  
Michelin Scotland Innovation Parc is  
powered by green energy delivered  
from sustainable sources.





# INDUSTRIAL SPACE

**AT MSIP YOU CAN HAVE ONE POSTCODE FOR THE LIFESPAN OF YOUR BUSINESS, WITH NO NEED TO MOVE.**

Covering a vast land area of 32 hectares, MSIP has a range of buildings that have been designed for manufacturing, with the highest specification.

All the space at MSIP is flexible and can be modified to suit company needs, with buildings ranging from 1,750m<sup>2</sup> to 20,000 m<sup>2</sup>.

Large buildings offer flexible open space, with 8m apex height, that can be used as a whole or modified into reduced spaces, to suit companies of varying scale.

Other buildings have been modified into workshop units ranging from 2,400m<sup>2</sup> to 4,250m<sup>2</sup>.

MSIP also offers office accommodation, some of which has recently been refurbished and others that offer a blank canvas that can be adapted to meet your needs.

All of MSIP's industrial units offer access to green energy and multiple access points for vehicles and HGV's.



# INNOVATION CAMPUS

**AS WELL AS SPACE FOR MANUFACTURING BUSINESSES TO LOCATE, MSIP OFFERS A VARIETY OF ACTIVITY AT ITS INNOVATION CAMPUS.**

This is a dedicated space for those located at MSIP to come together and develop ideas for the future.

Currently under development, the Innovation Hub has been specifically designed for collaborative use by industry and academia focused on sustainable mobility and low carbon energy. Located at the centre of the Innovation Parc, it will create a cluster of activity.

## **MSIP'S INNOVATION CAMPUS INCLUDES:**

- Incubator space that offers flexible units of between 70m<sup>2</sup> to 165m<sup>2</sup> for research and development as well as offices and workshops for start-ups and spin outs.
- Innovation Labs that offer 14 individual high-density units ranging from 77m<sup>2</sup> to 122m<sup>2</sup>, with a shared recreational space and seating areas.
- Accelerator labs that offer flexible open space that can be modified into smaller units, to suit companies of varying scale.
- Community Space that offers outdoor areas for downtime, events and collaboration.

*Architect impression of the finished Innovation Hub, due for completion Autumn / Winter 2021.*



# GREEN ENERGY

MSIP offers low carbon energy, delivered from sustainable sources.

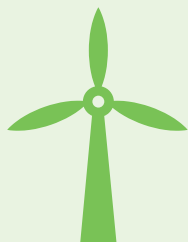
With wind, steam and solar energy, there are different options for different needs.

## THE BENEFITS OF THIS TO THOSE THAT CHOSE TO LOCATE AT MSIP ARE CLEAR.

As well as being cost effective, most of the capital-intensive energy infrastructure required to have this already exists or is currently being put in place by MSIP.

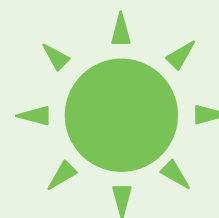
Meaning you can access green energy, at no additional cost to your business.

Fitting with the ambition to be a world leading location for sustainable mobility and low carbon energy, MSIP matches that ambition with the green energy that is on offer.



### WIND TURBINES:

Low carbon electricity is available from two sustainable sources, on-site wind generation through two wind turbines and via a private wire connection with MEB, a neighbouring Energy from Waste plant located on the west border of the Innovation Parc. Each of these sources has the potential to deliver a significant reduction in the unit cost of electricity, compared to direct purchase from the Grid.



### SOLAR POWER:

As well as offering extensive space, several buildings offer the opportunity to place solar panels on the roof to generate power. Solar power generation at MSIP offers another energy source that is much more cost effective than alternative sources and fits well within the low carbon green energy options we have.



### STEAM AND ELECTRICAL POWER:

The nearby MEB plant is configured to provide sustainable heat to MSIP through a steam pipeline, with a backup heat source provided to cover during outage periods of the MEB plant. Further options for this can also be explored based upon specific requirements.



### REDUCING THE CARBON FOOTPRINT:

MSIP is active in reducing the carbon impact of industrial processes and premises and improving energy productivity. The green energy supply fits with what MSIP wants to achieve, a low carbon future that has sustainable solutions to the environmental problems of today.



# LEASE TERMS & CONDITIONS

For further details on MSIP, contact us at [info@msipdundee.com](mailto:info@msipdundee.com) or to discuss lease options contact our agents.

MSIP has a range of options available for your business ranging from hot desks, factory space, office space and workshops.

**MSIP'S COMPETITIVE LEASE TERMS ARE FLEXIBLE WITH OPTIONS FROM ONE DAY TO 25 YEARS.**

MSIP has a dedicated on-site team and partner contractors who can assist you with everything that your business might need to help with your move to the Innovation Parc. Speak to MSIP's leasing agents now for more information.

## LEASING AGENT CONTACT INFORMATION:

### **Fergus McDonald**

Westport Property  
[fergus@westportproperty.co.uk](mailto:fergus@westportproperty.co.uk)  
01382 225517



### **Neil McAllister**

Ryden  
[neil.mcallister@ryden.co.uk](mailto:neil.mcallister@ryden.co.uk)  
0131 4733212





**MICHELIN  
SCOTLAND  
INNOVATION  
PARC**

**Michelin Scotland Innovation Parc**  
Baldovie Road | Dundee | DD4 8UQ  
info@msipdundee.com  
[www.msipdundee.com](http://www.msipdundee.com)

