

INVERNESS INSPIRED

Hotel proposition



WELCOME



Welcome to the Highlands and Islands, a beautiful and vibrant region which enjoys a rich history, a healthy economy and a strong foundation to grow your business.

Highlands and Islands Enterprise (HIE) is delighted to provide you with one-stop access to the complete range of services, information and advice you may require when choosing to locate your business here.

We are the Scottish Government's economic and community development agency for the north and west of Scotland. Our efforts and resources are focused on making the Highlands and Islands a more successful and competitive region where increasing numbers of people want to live, work, study and invest.

We pursue four priorities:

- Supporting growth businesses
- Developing growth sectors
- Strengthening communities and fragile areas
- Creating the conditions to improve regional competitiveness

The Highlands and Islands offers considerable opportunities to achieve sustainable economic growth, with particularly strong potential in vital national sectors, including tourism, food and drink, life sciences, energy, financial and business services, universities, and creative industries.

Any business interested in exploring the opportunities available in the region can rely on our dedicated team. We will work with you every step of the way, both before and after you've made the move to the region. We'll help you get your business up and running quickly, and build strong foundations for growth and development.

We can call on a wide range of partners to support you with almost every aspect of the decision making process, whether it's finance or IT, finding suitable premises or staff recruitment, product development or marketing.

The Highlands and Islands is a successful, innovative and competitive region. We look forward to sharing the social and economic benefits of working in a region with a modern infrastructure, strong sense of community, dedicated workforce, and outstanding lifestyle advantages.

Chief Executive

Highlands and Islands Enterprise

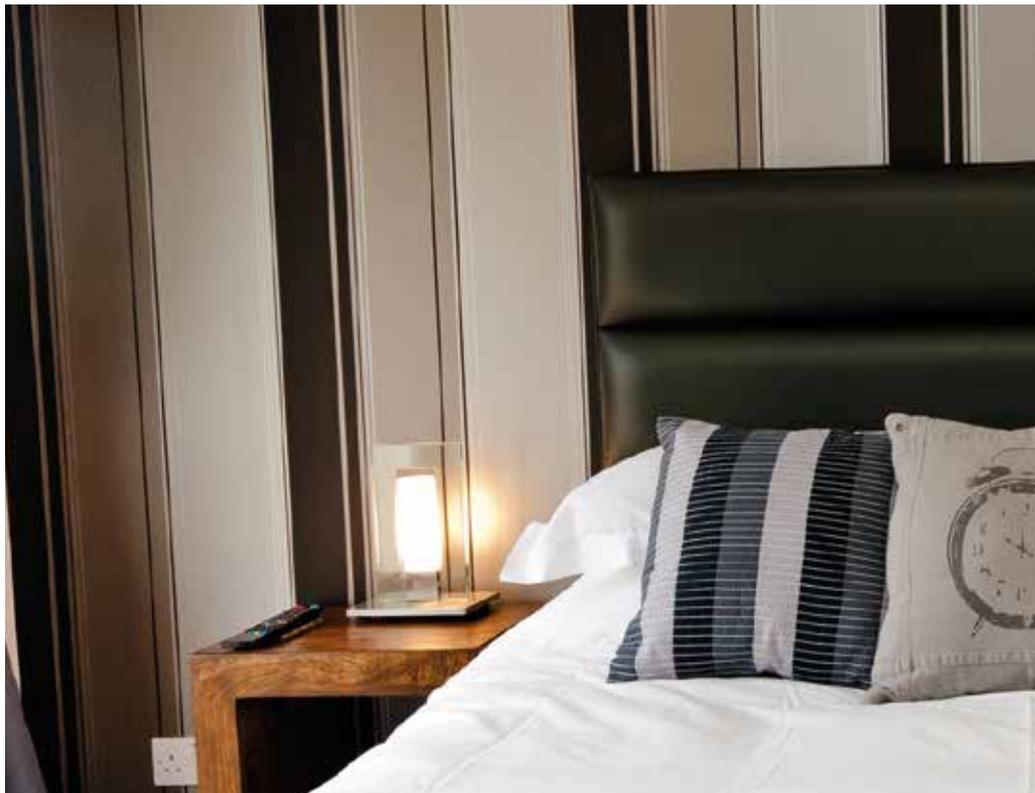




INVERNESS INSPIRED

CONTENTS

- P06** The hotel opportunity
- P10** The Campus in context
- P12** Inverness City
- P14** Skills
- P16** Transport links
- P18** Digital Connectivity
- P20** Market access
- P22** Summary of key points, Inverness
- P26** Inverness Campus
- P28** Summary of key points, Campus
- P32** Potential hotel plots
- P33** Inverness hotels 2015
- P34** Summary



INVERNESS INSPIRED

THE HOTEL OPPORTUNITY

A unique hotel experience sits very comfortably with the vision and history of the Inverness Campus at Beechwood.

One of Scotland's most innovative development projects, Inverness Campus is a stunning new location for business, research and education organisations.

With the spirit and innovation of the entrepreneur, in late 1931 Flying Officer Ernest Edmund "Ted" Fresson, a director of the North British Aviation Company, enquired about a site for an aerodrome from which a scheduled air



service to Orkney could be established. During his “aerial circus” tour of 1931 Fresson was asked to fly two people from Wick to Kirkwall (the first ever fare-paying passengers to be landed in Orkney). Subsequently in June 1933, the citizens of Inverness witnessed the opening of the first municipal airfield in Scotland.

Sir Allan Cobham had assessed suitable sites and recommended Beechwood as the most appropriate location but thought that the Longman fields would also be suitable. The Longman was chosen and Beechwood continued to be used as a bull stock farm by the Crofters Commission. Fortunately in 2009

the land became available which enabled Highlands and Islands Enterprise to develop Inverness Campus a key economic driver for the region and the home for Scotland’s newest University.

Inverness has the infrastructure, communication links and facilities expected of a regional economic and administrative centre. Compared to Scotland’s larger cities, Inverness works out as a cost-effective location for investors and employers with lower property and staff costs. The workforce is well-educated and employed across a range of sectors.



As the only city in the Highlands, Inverness has very strong service and manufacturing sectors encompassing retail, public sector and professional services, electronics, medicare and engineering. In recent years more than £70 million has been invested in the city centre riverside development to create an attractive waterside location. Other investments include the Eden Court Theatre, City Museum and Gallery, a new Archives and Genealogy Centre, full service Conference Centre, and a new cultural quarter to become the city's vibrant artistic core.

The centre of Inverness is compact, the Old Town offers a range of shopping choices and is home to a cluster of historic buildings, including the castle, which is visible from the riverside. The Eastgate Centre is the city's flagship retail centre, sitting adjacent to Falcon Square a great meeting place, while Inverness Retail and Business Park to the east of the city offers an out-of-town retail experience, as well as a cinema and other amenities.

Inverness lies at the heart of Highland an area rich in culture, and hosts major events such as the Northern Meeting, the world's most prestigious solo bagpipe competition, and the City of Inverness Highland Games.

Loch Ness is only a few minutes' drive away and attracts more than 100,000 cruise customers every year, while the Moray Firth is popular for dolphin watching. Other attractions including the famous Urquhart Castle overlooking Loch Ness, Culloden Battlefield and Cawdor Castle.

The Cairngorms National Park and the Speyside region are on the doorstep, home to eighty-four working whisky distilleries, including the world's best-sellers, The Glenlivet, Glenfiddich, Glen Grant and The Macallan.



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THE CAMPUS IN CONTEXT

One of the most ambitious projects in Scotland, Inverness Campus offers an opportunity for enterprising organisations to locate in a stunning environment alongside others inspired by the chance to work together and share knowledge to grow their business or project.

Developed by Highlands and Islands Enterprise (HIE), the Campus occupies 215 acres of prime development land, offering a high quality environment for learning, innovation, collaboration and business. On completion, it is expected that around £350million will have been invested by a mixture of public and private sector financial support.



The Campus is expected to support up to 1,300 on site over the next 5 years. The unique new facility will be home to students, businesses researchers and also will provide an exceptionally high quality amenity for the community.

Inverness Campus lies adjacent to a well-established cluster of healthcare organisations. Raigmore Hospital, which also operates as a teaching hospital, is the largest in the Highlands and Islands with over 2,800 staff including around 250 doctors. Next door, Scotland's largest life sciences company and diabetes specialist, LifeScan Scotland, a Johnson & Johnson company, employs over 1,100 staff and the Centre for Health Science.

In addition to LifeScan Scotland, a large number of global companies also operate in and around Inverness city. These include amongst others Capgemini, BT, Ernst & Young, Atos, Scottish and Southern Energy, Serco, SGL Carbon Fibre Ltd, Diageo, Fujitsu and Bristow Group. Global Energy Group, a leader in the energy sector and employing over 3,500 staff globally, is headquartered in Inverness. Japanese multinational Mitsui & Co Ltd has recently become a shareholder.

Inverness Campus will be important to the economy of the Highlands and Islands for generations to come. With its outstanding purpose built environment, world class facilities, well designed sustainable buildings and generous landscaped parkland, it is a space for business and the community to thrive.



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INVERNESS CITY

Inverness, although still a relatively small city, is growing fast.

The city's population of around 70,000 has increased 17.1% since the last census - more than three times the Scottish average. The travel to work population of around 160,000 has also grown considerably.

Inverness serves as the administrative centre for the region, with headquarters for Highlands and Islands Enterprise (HIE), The Highland Council, NHS Highland, the Crofting Commission, Forest Enterprise and the University of the Highlands and Islands (UHI), regional offices of Visit Scotland and the Scottish Government in addition to the national headquarters of Scottish Natural Heritage. It also provides cultural and retail services to much of the region, which means it has diversity and scale of provision greatly in excess that is expected from a city of its size. A strong, integrated public transport system



across the city links it with the rest of the Highlands and Islands and beyond. Highland Council also ensures good quality public services, including schools, leisure facilities, roads and parkland are in place and well maintained to support the growing population.

The recent expansion of Inverness has stimulated a forward-looking, growth-focused culture, making it a major Scottish success story. Development has been encouraged and businesses operating in Inverness benefit from the city's collaborative culture, working closely at all levels. The growing population served by a mix of national and international brands gives the city a cosmopolitan feel and friendly, vibrant atmosphere.

Set in a truly stunning location near Loch Ness, it is the strategic capital of the Highlands of Scotland – a blend of modern commercial

infrastructure, culture and tradition, in an area of outstanding natural beauty. This adds to the exceptional work life balance which assists towards the city's low attrition rates.

Eden Court Theatre, in a commanding position on the River Ness flowing through the centre of the city, brings together buildings from three different centuries to create one of the biggest arts centres in Scotland.

The city is becoming known for its restaurant and fine dining scene. Locally sourced food such as wild venison from the Cairngorms and fresh seafood from the Scottish coast are used in multiple top quality restaurants, including Michelin star Chez Roux.

In addition to business development opportunities, companies are attracted to the city by its well-educated, reliable workforce.

SKILLS

With a wide range of local and multinational companies based in and around Inverness, there is a large skilled workforce across a wide range of sectors and at all levels.

Highland Council education statistics confirm that more pupils leave education with vocational qualifications and the number of degrees per head of population is higher in the region than the Scottish average.

The local authority is investing in the future of young people in the area through a school improvement programme – creating new facilities to accommodate technology and meet modern educational needs.

The University of the Highlands and Islands, Scotland's newest university, represents a collaboration of 13 partner colleges from Perth to Shetland and the Western Isles to Argyll. The largest partner, Inverness College UHI, offers a range of Further and Higher Education courses to students on site and via distance learning.

They offer Hospitality Management courses at HNC and degree level, HND cookery, culinary expertise and management skills in addition to degrees in business management, accounting and finance. UHI also offers hospitality courses at its Dornoch Campus based in a working hotel.

Inverness is home to the innovative Calman Trust. The trust operates a group of social enterprises involving over 150 young people each year in various learning opportunities. Calman's approach was recognized in 2013 with both the Best Social Enterprise Scotland Award for Education and Training, and the Highlands and Islands Tourism Award for Best Café Bar or Restaurant award to their Café Artysans.

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In addition to traditional skills and industries, Inverness and the surrounding area benefits from former members of the armed forces who have served at one of the three major military bases nearby, Fort George, Kinloss Barracks and RAF Lossiemouth.

Each year individuals from the bases enter the local employment pool, with skills from administrative to operational superior training, top level security clearance, a strong work ethic and a demonstrable desire to move successfully into the private sector.

A significant number of individuals in the area who would be categorised as 'under employed'. Typically, these individuals have come to the region with a partner who has relocated for employment purposes. To assist with recruitment there are several local recruitment agencies that provide services to companies looking to establish an Inverness location.



TRANSPORT LINKS

Inverness is the UK's most northerly city yet global access can be achieved with ease.

The Highlands and Islands is a strongly connected region with good road and rail coverage, further strengthened by 11 regional airports operated by Highlands and Islands Airports Ltd (HIAL).

The HIAL group connects regional Scotland to a network of more than 30 UK and international destinations, including Aberdeen, Edinburgh, Dublin, Glasgow, Manchester, Birmingham, Belfast, London, Amsterdam, Bergen and Geneva.

Code share arrangements with other airlines allow passengers to travel to more than 300 destinations in over 100 countries with no more than one flight change.

Inverness Rail Station is a major transport hub located in the heart of the city centre, with nearly 1.2 million passengers recorded in 2011/12 and major industries such as whisky taking advantage of available freight routes.

Travel between Scotland's cities is simple, with a comprehensive rail network linking Inverness directly to Aberdeen, Glasgow and Edinburgh and onwards to the rest of the UK. Virgin operates a daily service between Inverness and London Kings Cross via Edinburgh, Newcastle and York, while the iconic Caledonian Sleeper service operates throughout the year linking Inverness and Fort William to the centre of London.

The Scottish Government has recently committed to a road improvement programme which will see the Inverness to Perth A9 and Inverness to Aberdeen A96 trunk roads improved to full dual carriageway, further reducing journey times between the Highlands and the Central Belt. Edinburgh and Glasgow are currently around a three hour drive from Inverness through some of the country's most spectacular scenery.

Inverness Campus is designed for easy access by foot, cycle and public transport. A pedestrian and cycle bridge built across the A9 links the Campus with the city centre and life sciences district.

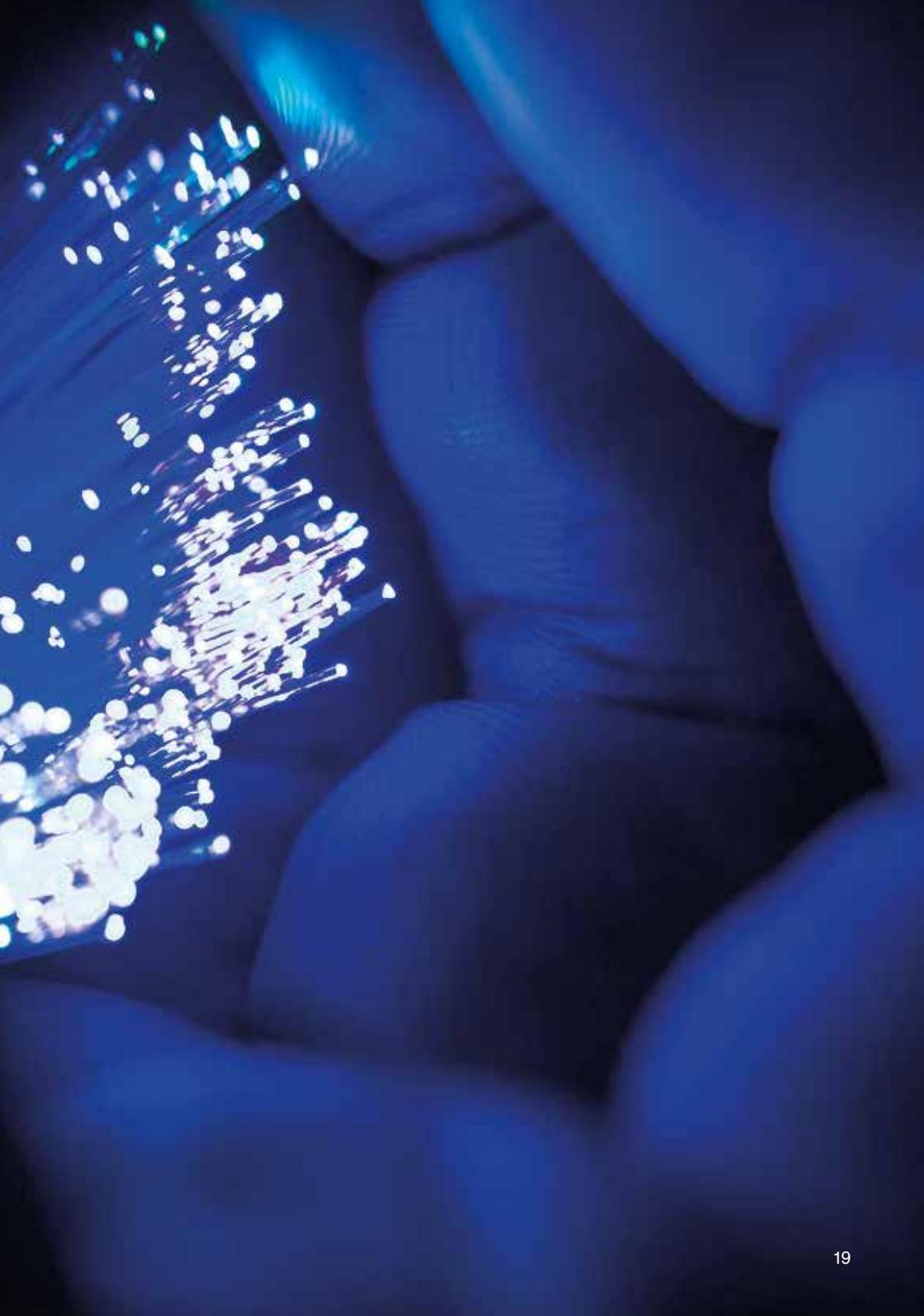


DIGITAL CONNECTIVITY

The Scottish Government has an ambition for the whole country to have access to superfast broadband by 2020. This represents minimum broadband speeds of 24mb/s and upwards. HIE has teamed up with the Scottish Government, Broadband Delivery UK and British Telecom to bring about one of the most ambitious digital projects in the UK and will deliver fibre broadband services to around 84 per cent of the region's premises by 2016. Currently underway, this represents an investment of £146m in infrastructure across the Highlands and Islands.

Much of Inverness is already complete and through a mix of the HIE led project and commercial coverage, the majority of the city including Inverness Campus can now access Next Generation Broadband. Leased line services are also readily available which will provide faster speeds if required.





MARKET ACCESS

COSTS

Inverness represents a competitively priced location that offers all of the benefits of a major city, but with the additional advantage of having Scotland's great outdoors right on its doorstep. Many people who move to the area cite the supportive business environment, great work life balance and quality of life as the main reasons they have chosen to stay.

An open market ensures that utilities are competitively priced while fuel pricing is consistent with other major Scottish and UK cities. The current tax regime, both corporate and personal, is consistent throughout the UK.

As a growing and dynamic city, there is good availability of competitively priced modern housing stock. Large numbers of houses are currently under construction in and around the city, many offering exceptional views of the surrounding landscape and ease of access to a vast number of recreational facilities. Several local housing developers offer self-build options with plots with outline planning permission already in place.

The average price of a house in Inverness is £171,692 slightly above the Scottish average of £167,765.

Source: https://www.ros.gov.uk/__data/assets/pdf_file/0020/22277/RoS-Statistical-Release-Apr-Jun15-Final2107151.pdf

There are a number of business and retail parks throughout the city and in surrounding areas with a range of properties available to support all sectors and sizes of company. For those with specific needs there is a supportive planning regime in place which includes a free preplanning service provided by Highland Council and a range of business support available through organisations such as HIE and Inverness Chamber of Commerce.

Inverness is the largest retail centre in the Highland region, serving the city and wider Highland community. The Highlands and Islands is one of the largest retail catchment areas in Europe – a market of some 400,000 people. Most shopping is focused on the city's Eastgate Centre which covers nine acres, with

over 60 retailers and parking for 1,350 cars. Major brands such as Marks and Spencer, Costa, Laura Ashley, Debenhams, White Stuff, HMV, Next, Boots, H&M and Pizza Express are represented, providing employment for some 1,150 full and part-time staff.

SALARIES

Salary levels in the Highlands and Islands are highly competitive and broadly similar to the rest of Scotland. Taking all sectors into account the average salary in the UK (2014) equated to £518 per week, in Scotland £519 and in the Highlands and Islands was £477.

Source: Annual Survey of Hours and Earnings (ASHE)

The Highlands and Islands regularly punches above its weight in business activity and innovation. Recent statistics show the region can boast:

- 40% of Scotland's food and drink exports
 - 25% of Europe's wind power
 - 10% of Europe's wave power
 - 25% of Europe's tidal power
 - 40% of all Scottish tourism revenue is spent in the region
 - Scotland's largest life sciences company and a thriving cluster of like-minded companies
 - Over 4,000 people employed in business service support functions
 - Immediate access to Europe's largest oil and gas field
 - 12% of the population involved in the creative industries sector
 - Hotel occupancy figures have been higher than London for over 3 years
-

SUMMARY OF KEY POINTS, INVERNESS

Where is Inverness	<ul style="list-style-type: none">- The northern most city of the UK- Just over an hour by air from London, Amsterdam and Dublin- 100 miles west of Aberdeen, 100 miles north of the Scottish central belt- 15 minutes from Loch Ness
Population	<ul style="list-style-type: none">- Total population - 67,230 in 2011 (source: Census 2001/2011)
Growth	<ul style="list-style-type: none">- Population increase of 17.1% from 2001
Employment / Unemployment	<ul style="list-style-type: none">- High levels of employment- In 2014, 75% of the Inverness population aged 16-74 were economically active compared to 72.9% in Scotland as a whole
Existing business base	<ul style="list-style-type: none">- Food and drink- Tourism- Life sciences- Energy – oil and gas, and renewables- Business and financial services- Creative industries- Retail- Public sector
Business Environment	<ul style="list-style-type: none">- Global- Buoyant- Collaborative- Cosmopolitan- Proud of their location and links- Good range of skills- Proactive
Current skills availability	<ul style="list-style-type: none">- Fewer of adult population with no qualifications (23.2%) compared to Scotland (26.8%)- More qualified at degree, Postgraduate level and above (27.3%) than Scotland (26.1%)- Flexible adaptive workforce- Under employment present which represents opportunity- Regional Skills Investment Plan being developed

Housing / accommodation

- Good availability of high quality housing stock
- Affordability – prices below the Scottish average
- Range of locations dependent on personal preference
- Student residences being developed

Access

- Good connectivity – road, rail and air
- Strong regional airport infrastructure
- International connectivity – access to more than 300 locations and over 100 countries
- Well maintained roads system
- A9/A96 freight train links

Infrastructure

- Education ranked in top 1/3 in Scotland
- Home to largest partner in Scotland's newest university
- Strong service provision - retail, restaurants, arts and culture
- New Campus development underway
- New Inverness Airport Business Park being developed
- Scale of provision greatly in excess of what is expected from a city of its size as it serves the entire region
- Region supported by Highlands and Islands Enterprise

Financial incentives available

- Range of incentives available to support inward investment
- On-going aftercare support from Public Sector
- Flexibility and speed of decision making process – Public Sector collaboration

Inverness

- Well-developed infrastructure
 - Welcoming
 - Supportive, innovative and collaborative mind-set
 - Diverse
 - Voted Happiest Place to Live in Scotland and second in the UK (according to the Rightmove Happy at Home Index 2014)
-







INVERNESS INSPIRED

INVERNESS CAMPUS

An ambitious and innovative new development in the Highlands capital, the first phase of Inverness Campus features 17 fully serviced plots set around two small picturesque lochans, an integral part of the 30 acres of public parkland at the core of the high quality site.

Outline planning permission is secured on all plots. The Campus plots offer the private sector the opportunity to move to either a ready-made building, or have the option to purchase and build to their own requirements.

The key organisations already supporting the Inverness Campus project include the Scottish Government, Highlands and Islands Enterprise, The University of the Highlands and Islands, Inverness College UHI, the Centre for Health Science and Scotland's Rural College (SRUC). These partners are working together to develop new projects and grow opportunities for the region.

In August 2015, Inverness College UHI, the largest partner in the University of the Highlands and Islands, opened at Inverness Campus. The new state-of-the-art premises will enable the College to realise its vision of creating a tertiary education environment for the 21st Century. The £50m 18,500 sqm facility offers leading edge facilities for further and higher education courses, alongside postgraduate opportunities and in-work training.

An island gallery, 'An t-Eilean', is an open air focal point on the Campus. It will be available as an events/performance location as well as a unique meeting space.

The 'golden bridge' links the north of the Campus with Raigmore Hospital and the life sciences cluster, while new pathways at the south of the site link it to Inverness Business and Retail Park.



A new building, developed by HIE, offers a purpose built facility for businesses in the life sciences sector. The 1,000sqm building offers a shell, flexible enough to be fitted out according to client requirements.

An enterprise and research centre is currently under construction, due for completion in early 2016. This building will see a strong mix of public sector and academic sector use which will include:

- Highlands and Islands Enterprise main office and colleagues from partner organisations Interface – The Knowledge Connection for Business and the Scottish Manufacturing Advisory Service
- University of the Highlands and Islands - including the Offshore Surveying and marine technology, Pedagogy and Economic Intelligence Unit
- Northern headquarters for Scotland's Rural University College (SRUC).
- Business Accelerator unit which will assist companies to develop their IP into products and services

Inverness Campus will be a gathering place where people work, learn, live and spend their leisure time. It will be a location for outdoor events with facilities in place for walkers, runners and cyclists. Well-designed hard and soft landscaping with attention to detail and high quality finishes such as specially designed benches, pathways and viewing points make Inverness Campus an outstanding space and a place of which the community can be very proud.

With rapidly advancing technology aimed at supporting remote and rural activities, Inverness Campus offers a location where you can work surrounded by a stunning natural and purpose built environment with highly skilled staff focused on developing solutions for expanding tourism, food and drink.

SUMMARY OF KEY POINTS, CAMPUS

Where is the campus

- It's just outside of Inverness city centre, immediately off the A9 motorway
- Sits adjacent to a cluster of healthcare activity offering outstanding environment
- Within walking distance of Inverness city centre

Existing general infrastructure

- 215 acres of prime development
- Phase 1 offers 89 acres with 17 serviced plots available. 55,000sqm of business, research and development and educational related use
- Phase 2 will seek to develop a further 65 acres
- Well-connected public transport system
- Pedestrian and cycle bridge provides access to adjacent retail park

Future general infrastructure and timescale for delivery

- Plot 1 – Inverness College UHI building
- 18,500 sqm (200,000 sqft)
 - Conference facilities
 - Blended learning offering broad spectrum teaching from access to Postgraduate level
 - Opened August 2015

Plot 2 – Plot for potential community use

Plot 3,4,5

- Enterprise Area status for life sciences
- Total potential development 20,000sqm
- Fully serviced plots now available

Plot 6 and 7

- student residences
 - Phase 1 - 150 units increasing to 450
-

Future general infrastructure and timescale for delivery continued	Plot 8 – Life sciences building 1,000sqm for developing life sciences companies (Available now)
	Plot 9 – private sector investor in life sciences (Timescale – 2016)
	Plot 10 – Enterprise and research centre - HIE HQ, UHI Offshore Surveying and Pedagogy and Economic Intelligence Unit, Northern HQ for SRUC - Timescale for completion 2016
	Plots 11 and 12 – Prime plots set aside for hotel development directly at the end of the beech lined avenue and adjacent to the outdoor gallery set in central parkland
	Plot 13 – Sports/leisure facilities - sustainable sports venue, indoor/ outdoor
	Plot 14 – private sector investor in life sciences
	Plot 15 – development plot
	Plot 16 – Reception, security and parking - (Timescale – 2016)
	Plot 17 – development plot
Logistic Connectivity	<ul style="list-style-type: none"> - Adjacent to main A9/A96 trunk roads - Good public service routes - 15 minutes from Inverness Airport
IT Connectivity	<ul style="list-style-type: none"> - Superfast broadband available - Leased lines available
What restrictions exist?	<ul style="list-style-type: none"> - Design guidelines to maintain strength of quality for all developments - No retail consent - Height restrictions in some areas - No heavy manufacturing allowed





POTENTIAL HOTEL PLOTS



SIZE ACRES

Plots	Gross	Net	Status
11	2.84	2.03	Site fully serviced, designated hotel plots
12	1.04	0.86	Full planning required.

A 120 bed hotel can easily be accommodated on the two plots, it is anticipated that car parking and adjacency landscaping will be designed in accordance with the Inverness Campus design Guidelines.

HIE's property rentals and land sales are on the basis of open market value and we can provide indicative price information on request.

INVERNESS HOTELS 2015

KEY PERFORMANCE INDICATORS FOR INVERNESS

Occupancy Rate	82.4%
Average Daily Rate	£74.35
Rooms Yield (RevPar)	£61.28

Source: STR Global

BED SPACES

There are more than 1,100 three, four and five star hotel rooms available in Inverness and the city presents an exciting opportunity for hotel operators, developers and investors, particularly in the four to five star segment in which more capacity is required as the present establishments frequently operate at capacity.

Inverness has only seven four star hotels and one small five star boutique hotel. Only one of the city's four star hotels has over 50 bedrooms.

Hotel brands represented in Inverness include Thistle, Ramada Jarvis, Express by Holiday Inn, Premier Inn and Travelodge.

Occupancy Rates and Performance

- Inverness (82.4%) is second only to Glasgow (82.8%) for occupancy rates compared to UK cities as a whole and third in Europe after Dublin (83.3%) and Glasgow.
- In 2015, occupancy rates rose to a high of 91.9% (July) the highest rate in the whole of the UK.

INTERNATIONAL POPULARITY

Tourism is key to the Inverness economy and the city attracts an estimated one million visitors every year. According to VisitScotland, in 2014, UK residents took an estimated 1.66 million visits to the Highlands of Scotland, staying 6.6 million nights and spending £460 million. Visitors from overseas made 584 million trips, staying 2.85 million nights and spending £236 million. The top international markets for the number of trips and total expenditure are USA, Germany, France, Australia and the Netherlands.

BUSINESS TOURISM

Business Tourism across Scotland is currently worth £1.9 billion, and is now the 16th largest employer in the UK. (source MPI Economic Impact Survey 2013). Business Tourism accounts for 19% of total tourism spend with delegates spending 1.5 times more than leisure visitors.

Eden Court is Inverness' largest venue offering conference space for up to 840 delegates. There are currently over 1100 rooms at 3, 4 and 5 star level available through the Inverness Hotels Association, with 550 rooms within a 5 minute walk of Eden Court. The Kingsmills Hotel has a new multi million pound conference centre for 485 delegates.

SUMMARY

This document is designed to give your company a strong insight into Inverness Campus, highlighting the mix of companies that surround it and helping you decide to locate your business here.

Inverness Campus offers superb opportunities for you to Scotland.

Within the document is an overview of:

- Inverness and surrounding area
- Inverness Campus infrastructure and future plans
- The key opportunities for your company
- Options for location on the campus

NEXT STEPS

This is an excellent opportunity for your company to benefit from the vibrancy of the Highland region in the stunning setting of Inverness Campus.

With this information in hand we would like now to invite hotel representatives to Inverness to see what it is like on the ground. We look forward to discussing more specifically your company's requirements and the ways in which Highlands and Islands Enterprise are able to assist you.



**FOR MORE INFORMATION ON
INVERNESS CAMPUS PLEASE VISIT:**

www.invernesscampus.co.uk

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