

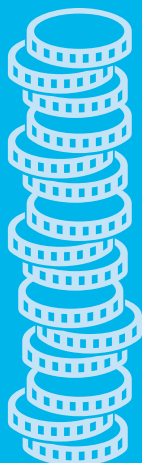
FUSION^{assets} news

2015

FUSION ASSETS INVESTING IN NORTH LANARKSHIRE

£2.2m

directly invested in regeneration



£5.25m

investment attracted from private sector and loan finance

£7.4m

external grant funding secured for North Lanarkshire

477,000 sq ft

of new commercial space to be created



1380

full time equivalent jobs

16

industrial units already built

44 acres

25 football pitches of derelict land remediated



285

jobs to be created over construction period



Welcome to Fusion Assets' first newsletter – it's nearly five years since the company was reactivated and we thought it was time to tell people what we have achieved and our future investment plans for North Lanarkshire.

Our purpose is to promote regeneration and encourage economic development in North Lanarkshire through physical development projects.

Fusion Assets was originally established following the closure of Boots' plant in Airdrie and now operates as an arm's length Property Development and Regeneration Company of North Lanarkshire Council.

To date Fusion Assets has invested £2.2m of its

own capital resources in regenerating nine sites across North Lanarkshire. Crucially, we seek to add value through working in partnership with the private sector and attracting external grant funding and investment into the area to support the Council's wider regeneration and economic development aims.

Our entrepreneurial approach to working in new and innovative ways, has

secured £5.25m into North Lanarkshire through private sector investment and loan finance. Fusion Assets' success in attracting development funding means we have levered an additional £7.4m investment through external grants and loans. By combining the skills and experience of both the public and private sectors, Fusion Assets became the first organisation in Scotland to secure investment from SPRUCE – a £50m urban regeneration loan fund set up by the Scottish Government and European Investment Bank.

Our aim is to create long term investment opportunities that will create income, which

we can reinvest into other regeneration and economic development projects in the North Lanarkshire area. Key to our approach and important in the current economic climate, is ensuring that we operate in a financially sustainable way and demonstrate value for money in all that we seek to do.

You can read more about the company's achievements and aspirations in this newsletter or to find out more visit:

www.fusionassets.co.uk

Murray Collins
Managing Director

OUR CURRENT PROJECTS



SPRUCING UP NORTH LANARKSHIRE

The Scottish Partnership for Regeneration in Urban Centres (SPRUCE) is a £50m funding source for regeneration projects within targeted areas of Scotland. SPRUCE has been established with finance from the Scottish Government and the European Investment Bank and is operated by a private sector fund manager – Amber Infrastructure. It is part of a wider European urban development fund known as JESSICA (Joint European Support for Sustainable Investment in City Areas).

The SPRUCE fund was launched in December 2011 and is open to a wide range of organisations including local authorities, urban regeneration companies, housing associations and private developers. The revolving loan fund is designed to encourage significant co-investment from public and private sectors to support urban renewal and employment growth through projects which generate revenue.

Fusion Assets became the first organisation in Scotland to access SPRUCE funding for its industrial scheme at Dundyvan

Enterprise Park in Coatbridge which has been developed in partnership with CBC (Glasgow) Ltd.

By accessing SPRUCE loan finance, Fusion Assets is able undertake speculative development projects which increase the level of its development activity. In turn this enables North Lanarkshire to be regenerated, supports local businesses and encourages business into the area - creating new job opportunities.

Fusion Assets has now secured a second loan offer from SPRUCE

to allow the development of a further industrial scheme at Strathclyde Business Park, Bellshill. Following a competitive tender for a joint venture partner, CBC (Glasgow) have once again been selected as the development partner and a new joint venture company created - Central Assets LLP.



WESTERN CAMPUS DEVELOPMENT

Detailed planning permission has been secured for the development of 45,000sqft of business and industrial space on a 3.6 acre site now known as Western Campus, to the rear of Strathclyde Business Park.

Fusion Assets have already undertaken site remediation and servicing works funded through the Scottish Government's Vacant and Derelict Land Fund, to allow construction works to begin immediately.

The new development will provide a variety of modern

industrial units with capacity for both large and small space requirements, providing tenants with a strategic position within Scotland's premier commercial business park, which also boasts fast and easy road access to the M74 and M8 via the A725.

If you are interested in the units which will be available from late 2015, or you would like to speak to us about other development opportunities, please contact us at:

info@fusionassets.co.uk



With the upgrading of the M8 and M74 junction improvements and new public transport links, the connectivity of our area to the rest of Scotland, the UK and beyond will be second to none, just one of the reasons why North Lanarkshire is a fabulous place to do business. Through the activities of Fusion Assets, we will ensure that we provide the right mix of industrial and commercial property to encourage start-ups, support existing companies and attract new businesses to the area.

Councillor David Fagan

Vice Chairman Fusion Assets, and

North Lanarkshire Council Convener of Policy and Resources (Regeneration and Infrastructure.)

GRANT AWARD SEES NEW START AT COATBRIDGE

Following an award of over £1.1m grant funding from the Scottish Government's Regeneration Capital Grant Fund, work is due to start on site at Drumpellier Business Park in Coatbridge. In a joint venture with Stirling based Ogilvie Group Developments, the site has already been prepared for development with upgraded services and provision of a new access road. Planning permission is in place for a 65,000sq ft office development and we are now also looking at broadening the range of uses on the site.

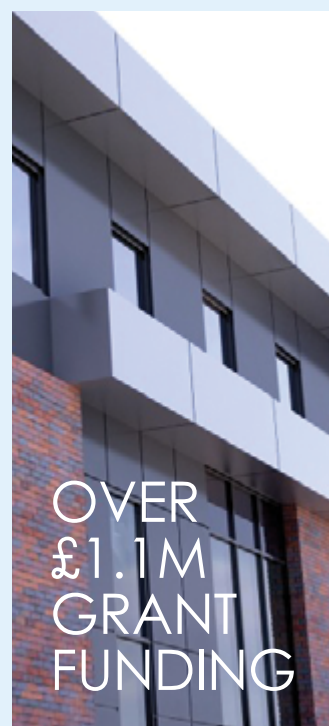
Regeneration of the Drumpellier site, previously vacant for a number of years, has been kick started by the Scottish Government grant award which will fund the site's first office building, to be known as Enterprise House. The development will provide modern, accessible, energy efficient facilities for local businesses, social enterprises and start up companies in the Coatbridge area.

The first building will be over two storeys and consists

of a total of 8,000sq ft that will be sub-divisible to accommodate a range of office units from 1,500sq ft up. Located in a prime position for Scotland's major motorway network and close to Kirkwood railway station, we are sure this development will attract interest when it's completed in 2016.

Fusion Assets has been able to progress this development at Drumpellier Business Park thanks to a successful application for a grant from

the Scottish Government's Regeneration Capital Grant Fund (RCGF). With £25m per year the RCGF supports projects that help to deliver large scale improvements to disadvantaged areas and deliver sustainable outcomes. Enterprise House is one of 18 projects for 2015/16 to secure a grant in the second round of the fund.



DUNDYVAN ATTRACTS NEW BUSINESS TO NORTH LANARKSHIRE

Fusion Assets success in structuring new financing models to allow development to happen can be seen in the company's first completed scheme at Dundyvan Enterprise Park, Coatbridge. Part funded by SPRUCE and in a joint venture with CBC (Glasgow), the new development provides 44,000sq ft of industrial space. The development was completed in October 2013 and now has a number of tenants in occupation, with the new Enterprise Park's central location and easy access to the M8 motorway proving popular with a range of local companies seeking space to expand, as well as new companies looking to move into North Lanarkshire.

The development was designed to provide modern flexible warehouse space in response to market research, which revealed high demand and a lack of local supply. Prior to development the site at Dundyvan had been vacant and derelict for many years.

The new industrial scheme has capacity to accommodate up to 16 businesses, providing over 100 jobs when fully occupied and has already attracted incoming companies to the area.

Magdalene, a Cambridgeshire based telecommunications

firm recently chose Dundyvan Enterprise Park as their new Scottish hub location. Providing support services to the telecoms operator network, the company were looking for a base where they could co-locate their Scottish project office, field engineering base and provide managed warehousing. Working with a variety of clients to provide regional maintenance and a communications roll out project across Scotland meant that a base with a central location was essential for the firm.

Peter Smiley, General Manager comments "This investment is an indication of Magdalene's

commitment to Scotland, our customers and our partners here. The location of Dundyvan is conveniently placed at Coatbridge with good access for both Glasgow and Edinburgh and it's already helping us to increase the efficiency of our service delivery across the whole of Scotland. It's an efficient hub office for both our on site staff and field engineers."



FUTURE DEVELOPMENTS

Over the last five years, Fusion Assets has been focussed on building up the asset base of the company by acquiring sites and improving the land to make each site ready for development so that joint venture partners and external investment can be secured. We have now remediated (or are in the process of improving) 44 acres of vacant and derelict land across North Lanarkshire – that's equivalent to 25 football pitches!

With construction completed at Dundyvan and works going on site at Drumpellier and Western Campus soon, our focus for 2015 and beyond turns to future developments. These include a 43,000sq ft industrial scheme at Westfield Point in Cumbernauld which will provide eighteen small units in a range of sizes capable of combination to meet larger demand and a distribution scheme at Condor Park within Eurocentral where units from 4,000 - 9,000sq ft with dedicated yard space will be made available.

At Gartcosh Industrial Park there are plans to kick start the site's regeneration through the development of four industrial units totalling 80,000sq ft. This development opportunity is out to market currently, following construction of a new access road and site servicing. In response to market demand and a shortage of modern premises in North Lanarkshire, the units here will be larger in size ranging from 16,000 - 24,000sq ft.

Further improvements to the roads network in North Lanarkshire through the upgrade of the M8 which is now underway and scheduled for completion in Spring 2017, will reinforce the area as a key location for distribution and logistics. Fusion Assets is well placed to capitalise on the improved road network through developments such as Dunalastair Industrial Estate, located on the former Organon Research Facility site at Chapelhall, where land remediation and site servicing works have been undertaken and we have secured planning consent for a 41,000sq ft industrial scheme.

At Newhouse, Fusion Assets has acquired a second development site and we

have plans to create a major new 18 acre industrial and logistics location, which will be marketed as Link Park. Located next to the new Co-operative distribution facility, with direct frontage onto the M8 motorway, Link Park will be able to accommodate a total of 120,000sq ft over a range of unit sizes, all with dedicated yards.

Fusion Assets seeks to attract investment into North Lanarkshire by working in partnership with the private sector to improve derelict sites and provide sustainable business opportunities. Our aim is to continue to invest in regeneration to improve the economic position of North Lanarkshire. To follow our progress please visit our website at: www.fusionassets.co.uk



CONTACT US TO FIND OUT MORE

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