



Fairways Business Park in Livingston is located just off Junction 3 of the M8 between Edinburgh and Glasgow, Scotland's busiest motorway.

Fairways Business Park covers approximately 17 acres and is a high quality development, which provides office buildings in various sizes from 260 sqm (2,800 sqft) to 13,935 sqm (150,000 sqft), across 9 modern two-storey office pavilions.

The development offers an M&S Simply Food, Beefeater Restaurant, 80 bed Premier Inn Hotel and BP petrol filling station with service shop. Deer Park Country Club is situated adjacent to the development with membership available to the 18 hole golf course and leisure facilities.

Livingston is Scotland's fourth new town with around 50,000 residents and a catchment of around 1.8 million people within a 45 minute drive.

The park is owned by our client, the JW Muir Group PLC, one of Scotland's best known property development and management companies.

One of the problems facing the client, similar to those faced at many other business parks, was a lack of High Speed Broadband / Internet Infrastructure – making the park less attractive to prospective tenants. Having consulted with the UK's largest provider of conventional fixed-line services in order to deliver fixed-line services into each of the office pavilions, the client decided that their proposals were simply too restrictive and costly. Seeking an alternative way of providing high speed, symmetrical, non-contended Internet connectivity, they contacted Rapier Systems to investigate the options.

We quickly proposed that a superfast Internet connection be delivered into a central location within the business park, which was then distributed via business grade wireless technology to each of the other nine office pavilions, as well as the nearby Golf & Country Club. The highly controllable system is managed by us on behalf of the client, providing speeds from 5 Mbps up to 100 Mbps, including the ability to turn on, upgrade or downgrade bandwidth, monitor performance and availability of the network and turn off connections, all within with hours – not months.

The new connectivity has resulted in higher occupancy rates within the park and certainly takes away the prospect of tenants having to procure their own Internet Connectivity, along with the often excessively long lead times and high cost associated with this type of service.

Each Business premises is supplied with:-

- A dedicated wireless unit capable of up to 300Mbps Aggregate throughput.
- Speed to each building can be controlled in 10Mbps steps up to 300Mbps and can be upgraded within hours to meet your requirements (without disruption or engineer visit).
- Full MESH topology – allows network to “Self-heal” in the event of a unit failure.
- Dual connect at the aggregation point – 2 Systems at the fibre POP eliminates the possibilities of complete disconnection in event of POP unit failure.
- Secure connection to the Internet feed – 256bit AES over the air encryption coupled with 802.1Q tagged VLAN per business for data segregation, security & full QoS.
- Fully customisable and managed service to allow for increase/decrease in required Internet bandwidth to grow with your business - scalable without engineer visit or service interruption.
- Centrally managed and autonomous RF interference detection to ensure the best frequency is selected for quality & throughput.
- System uses External 5GHz frequencies - so no interference from or with any internal Wi-Fi deployment.
- Low latency transmission for voice/video or other time sensitive traffic.



“Rapier Systems delivered a reliable and very cost-effective alternative to leased fixed-line circuits. They also provide tangible value in the way they support the solution – all very necessary for our business and our customers.”

Sharon McDade – IT Manager
JW Muir Group PLC

About Rapier Systems

Formed in 2003 Rapier has unrivalled expertise in the design, delivery and support of wireless (including WiFi) networks and systems; the company is a value added integrator of best-in-class wireless products.

Whether within or between buildings, upgrading or replacing existing networks, or designing and installing new wireless systems, Rapier's experience in environmental analysis and network design ensures complete coverage and optimal performance.

Rapier works with world leading wireless system vendors, including Ruckus, Alvarion, Airtight, Cambium/Motorola, Ceragon, SAF Technika and several more. The company has reached the highest level of accreditation with each of its partners and understands which vendor and product is best suited for each environment.

Rapier has grown dramatically on the back of a surge in demand for wireless networks, which it has designed and installed in a wide variety of challenging environments from colleges and oil rigs to business parks and theatres.

Rapier maintains Scotland's largest Wireless Network, covering Dundee City, Angus and Perth & Kinross Councils, which comprises around 250 sites.

The company has designed and delivered some of the most innovative wireless solutions in the UK, including the largest metropolitan area wireless network in Scotland and one of the largest county-wide wireless networks in England. Rapier delivered the 1st fully licensed Gigabit wireless link in the UK.

The company's headquarters is located in Fife, Scotland and it has offices in St Neots, Cambridgeshire, England.

Rapier has a UK wide customer base in sectors that include Local Government; Transport, Renewables, Oil and Gas, Retail and Leisure.

For further information please visit www.rapiersystems.com

