

**SIGNIFICANT
RENT FREE**
OR FLEXIBLE
PURCHASE
TERMS

UNIT B

1,451m² / 15,615sqft

49 CAR PARK SPACES



The Place to do
BUSINESS





Location

City South provides a prime office location to the South of Aberdeen, around 5 miles from the City Centre. The office park can be accessed directly from the A90 and is located adjacent to the proposed new park and ride and only a short drive to the southern junction of the Aberdeen Western Peripheral Route.

City South - Aberdeen's Office Park

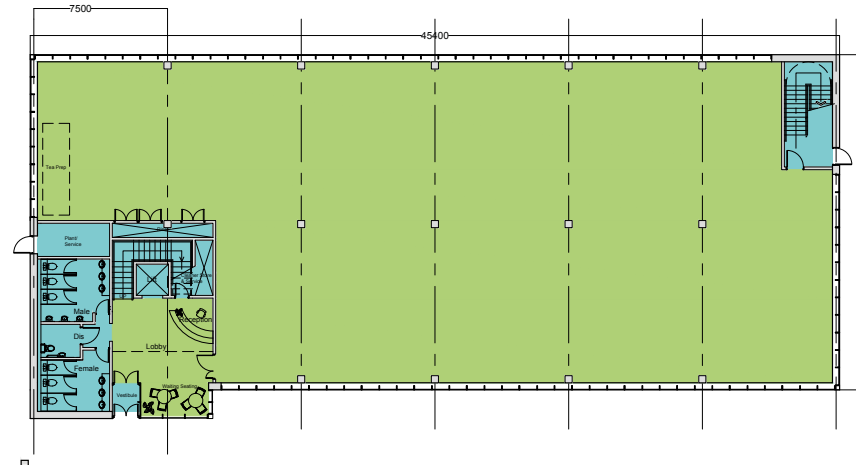
- KCA Deutag HQ
- A range of high quality pavillions ready for occupation
- Retail, Nursery and gym opportunities
- Off site Co-op convenience food store within 2 min walk
- Hard and soft landscaping with modern artworks
- Planned sports pitch, walking and running tracks

Accommodation

Unit B is a detached office pavillion prominently located at the entrance to City South, adjacent to the new KCA Deutag HQ. The building is available to let as a whole or on a floor by floor basis.

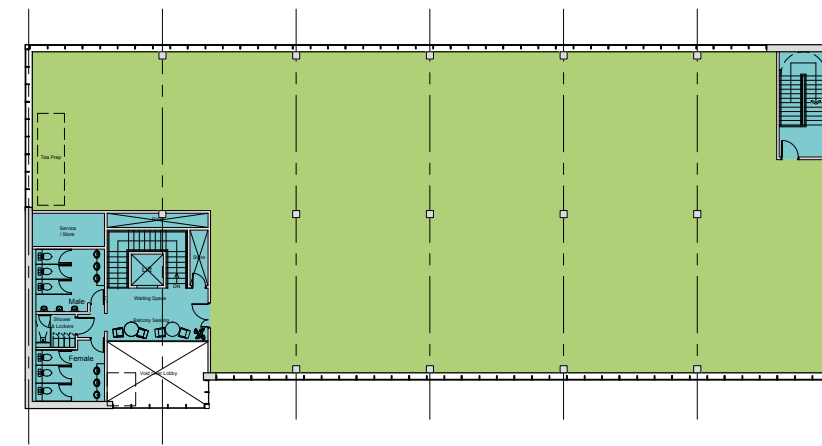
FLOOR	AREA (Sq. M.)	AREA (Sq. Ft.)	CAR PARKING
Ground	743	7,998	25
First	708	7,617	24
TOTAL	1,415	15,615	49

FLOOR PLANS



GROUND FLOOR

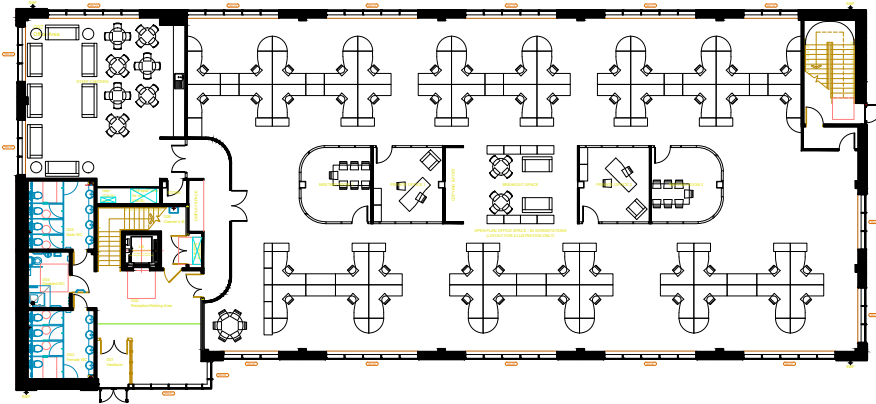
Gross 823m² / 8,860sqft **Net** 743m² / 7,998sqft



FIRST FLOOR

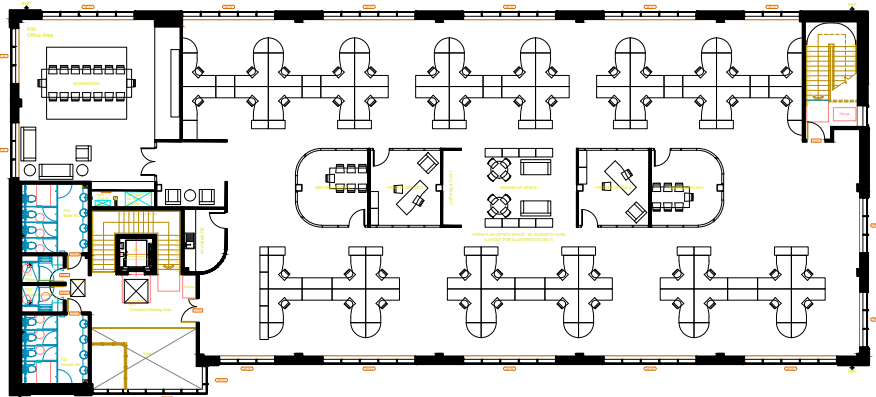
Gross 805m² / 8,661sqft **Net** 708m² / 7,617sqft

INDICATIVE SPACE PLANS



GROUND FLOOR

Reception	2 Offices
Canteen	50 desk spaces
2 Meeting Rooms	Breakout Space



FIRST FLOOR

Boardroom	2 Offices
2 Meeting Rooms	50 desk spaces
	Breakout Space

Specification

All office pavillions at City South are designed to the highest quality specification with a particular focus on sustainability, efficiency and occupier comfort. Key features of the specification include;

- High quality external design
- Feature Double Height Entrance
- High speed passenger lift
- Flexible VRF comfort cooling system
- Raised Access Floors
- Luxury Finishes to WC's and Shower
- Superfast Broadband connection available
- EPC 'B'
- BREEAM 'Very Good'

Entry

Immediate entry available.

Terms

Unit B is available to lease or purchase;

Rental: £18.50 per sq.ft with attractive incentive package

Purchase: £3,550,000

VAT

All prices and rents quoted are exclusive of VAT.

Viewing and offers

Please contact the joint agents to discuss your interest further or to arrange a viewing at City South.



CBRE

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