

TO LET OPEN PLAN OFFICE SUITE(S) WITH GENEROUS PARKING PROVISION

DONSIDE HOUSE, CAMPUS 1, ABERDEEN INNOVATION PARK

Balgownie Road, Aberdeen, AB22 8GT



Key Highlights

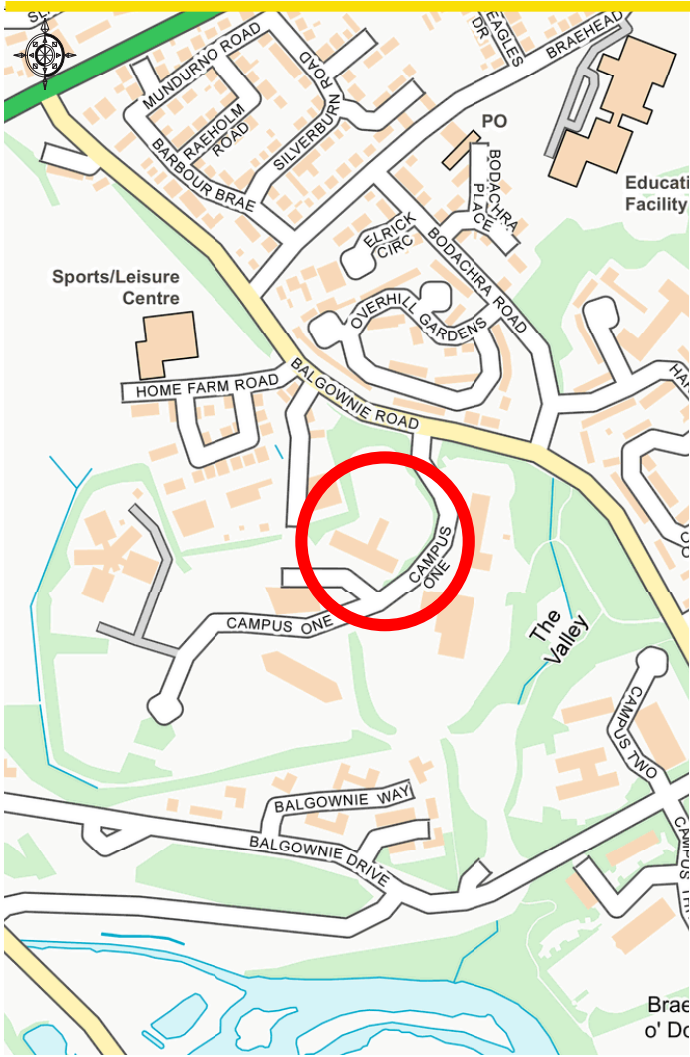
- Extremely generous car parking provision (c1:130 sq.ft)
- Open Plan Office Suite(s) Flexible lease terms
- From 511.1 sq.m (c.5,500 sq.ft) to 1,031 sq.m (c.11,100 sq.ft)

SAVILLS ABERDEEN
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Description

The available accommodation comprises the entire first floor of a modern detached two storey office building. There is a central core which houses a common reception area a passenger lift and male and female toilets at both ground and first floor levels. There is an open plan office wing on each floor at either side of the central core. Each wing benefits from an exclusive tea prep / coffee point and there is also a coffee bar and canteen at ground floor level, which is available for use by occupiers of the building.

The office space will be fully refurbished prior to occupation, and will benefit from a modern specification to include fully carpeted raised access floors, perimeter gas fired radiators, a suspended acoustic tiled ceiling, Category II fluorescent luminaries and painted plasterboard walls.

A fantastic parking provision of 83 exclusive car parking spaces (c.1:130 sq.ft) will be provided.

Floor Area

The building has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

WEST WING	SQ FT	SQ M
Office	514.0	5,533
Kitchen	3.1	33
Store	2.9	31
	520	5,597
EAST WING	SQ FT	SQ M
Office	514.0	5,452
Kitchen	4.6	49
	511	5,501
Total	1,031	11,098

Lease Terms

Our clients are seeking to lease the suites either individually or together, and on flexible terms for a negotiable duration. Any medium to long term lease will require to incorporate provision for upward only rent review at regular intervals.

Location

Aberdeen Innovation Park is an established business location, which is situated to the south side of Balgownie Road in Bridge of Don. Bridge of Don is some 3 miles north of Aberdeen city centre. Balgownie Road connects between arterial routes North of Aberdeen City Centre (The Parkway (A90) and Ellon Road which connects to the Aberdeen Western Periphery (A92)) which ensures access to the wider trunk road network. Travel to the city centre has been further aided by the completion of the Grandholm Bridge - the third crossing of the River Don.

Occupiers on Campus 1 include: Wipro UK Limited, Scotia Instrumentation Limited, Rockwell Automation Limited and Mother Technologies Limited.

The location map located above has been provided for indicative purposes only.

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Rent

On application.

Rateable Value

The building is currently contained as part of a larger entry on the Valuation Roll. The entry will require to be split and the Rateable Value assessed prior to occupation. An estimate can be provided.

VAT

All monies quoted are exclusive of VAT.

EPC

The property has an EPC rating of G.

A copy of the EPC is available upon request.

Legal Costs

Each party will bear their own legal costs. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

Entry

Immediate, upon conclusion of legal missives and completion of refurbishment works.

Viewing & Offers

Viewing is strictly by arrangement with the joint letting agents to whom all offers should be submitted in Scottish Legal Form.

Contact

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