



UNIT A

360m² / 3,876sqft

14 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

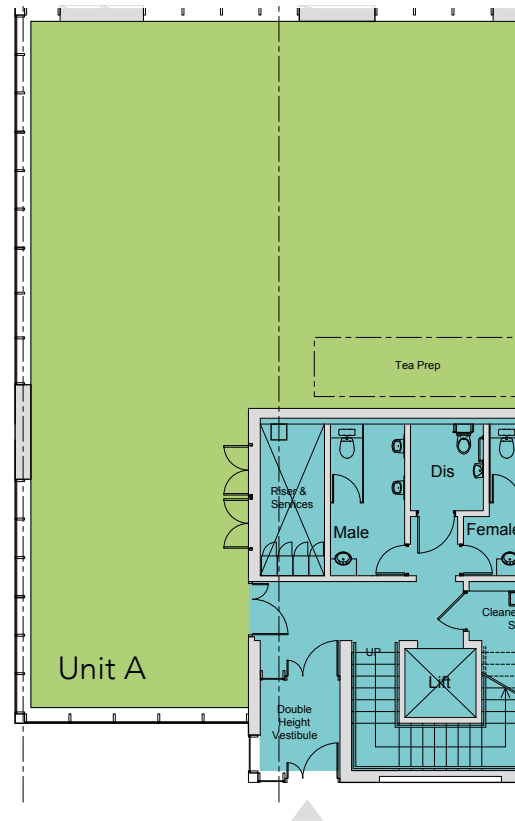
- KCA Deutag HQ
- A range of high quality pavillions ready for occupation
- Retail, Nursery, Restaurant and gym opportunities
- Off site Co-op convenience food store within 2 min walk
- Hard and soft landscaping with modern artworks
- Planned sports pitch, walking and running tracks

Accommodation

Unit A is a semi-detached office pavilion 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	180	1,938	7
First	180	1,938	7
TOTAL	360	3,876	14

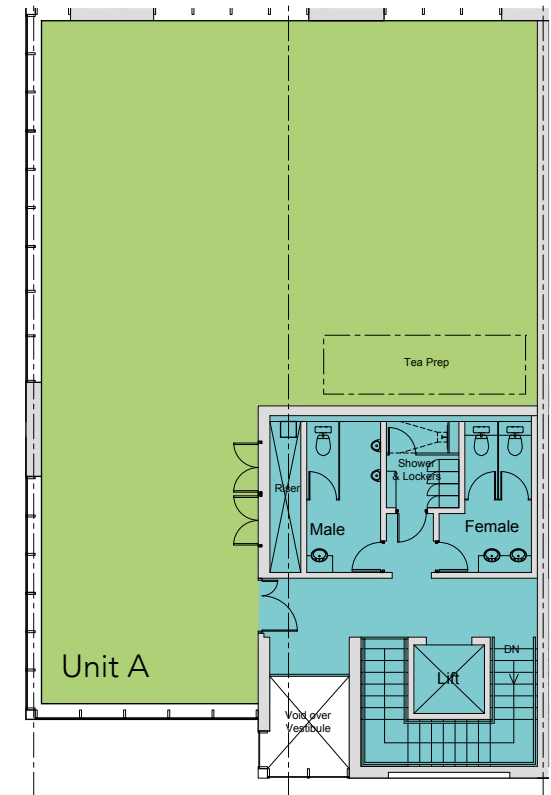
FLOOR PLANS



GROUND FLOOR

Gross
238m² / 2,562sqft

Net
180m² / 1,938sqft

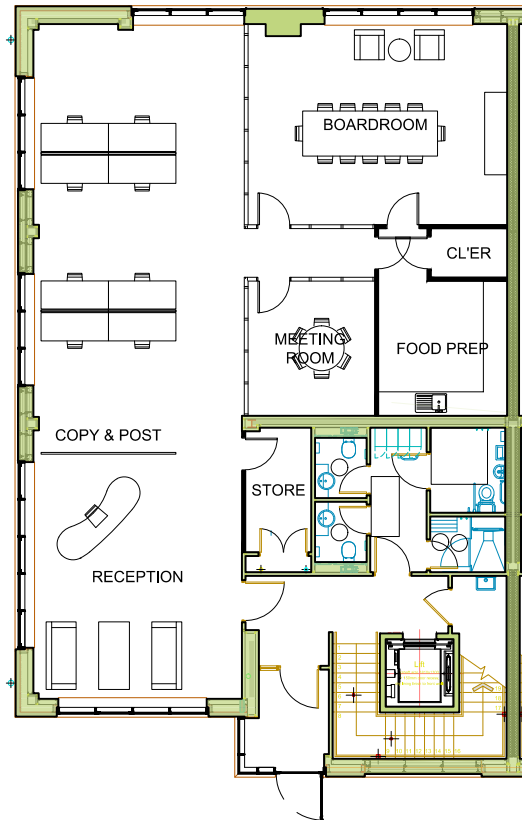


FIRST FLOOR

Gross
232m² / 2,497sqft

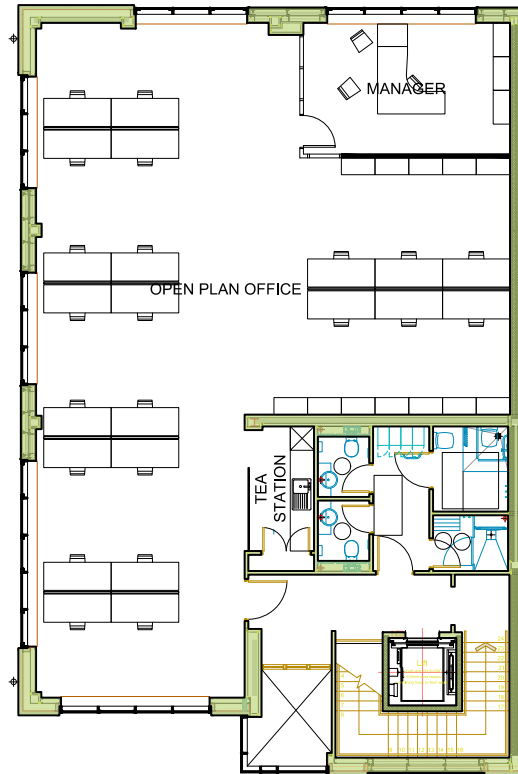
Net
180m² / 1,938sqft

INDICATIVE SPACE PLANS



GROUND FLOOR

Reception
Boardroom
Meeting Room
Kitchen
8 desk spaces



FIRST FLOOR

Private Offices
Tea Prep
22 desk spaces

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'

Entry

Immediate entry available.

Terms

Unit A is available to lease or purchase;

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

Purchase: £895,000

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.



BUILDING	SQ.FT.	SQ.M.	PARKING
A	3,876	360	14
B	15,651	1,451	49
C	5,488	510	20

CBRE

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