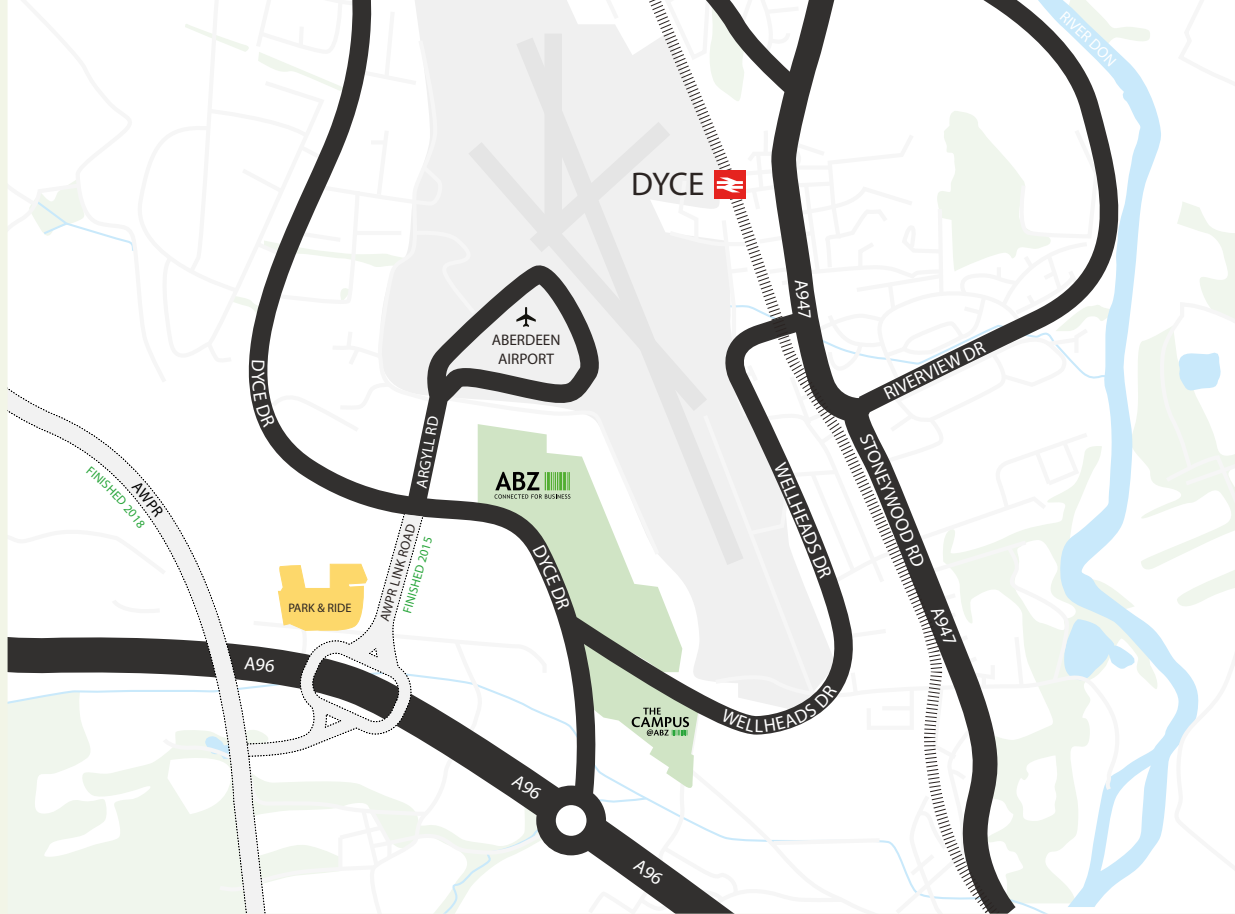


## TO LET / FOR SALE



## New Build, High Specification Office and Workshop Units

**9A and 9B International Avenue,  
ABZ Business Park, Aberdeen, AB21 0BH**



## Location

ABZ Business Park occupies a key location adjoining Aberdeen Airport, with direct road connection to the Airport itself as well as Dyce Drive, leading to the A96, Wellheads Drive, and the proposed Aberdeen Western Peripheral Route (AWPR),

Aberdeen is widely recognised as the European capital of the North Sea oil and gas exploration and production industry, with many technologies developed in the city being exported worldwide.

## Connectivity

### Road Access

ABZ has immediate access to the trunk road network – lying 600m from the A96 Aberdeen to Inverness route, with onward links to the major national motorway network. Its accessibility from all directions will be further enhanced upon delivery of the Aberdeen Western Peripheral Route in 2018, which will further increase capacity and improve journey times.

Aberdeen International Airport is served by a range of hire drive solutions. A new vehicle rental facility lies adjacent to ABZ, providing extensive 'on-site' provision from all the major car rental chains.

### Rail and Bus Access

Public transport provision is vital for a modern, environmentally sustainable business park. Occupiers at ABZ benefit from its unrivalled position, with dedicated shuttle route connected to Aberdeen International Airport and links to Dyce Main Line Railway Station and onward to Aberdeen Railway Station. Regular services throughout the day enable staff to travel to and from ABZ efficiently.

### Walking

Safe routes for pedestrians are available in all key connections to ABZ – from rail and bus stations to Aberdeen International Airport.



# Description

9A and 9B International Avenue comprise two new build industrial / office units which are about to commence construction at ABZ Business Park, Dyce.

The subjects will comprise two detached rectangular warehouse and office buildings, with separate, secure yards, on a site totalling 2.73 acres / 1.10 hectares. To the front of the offices there will be dedicated car parking for 44 cars for 9A and 37 for 9B.

The warehouses will be of steel portal frame construction with concrete floors, profiled metal sheet clad elevations and roofs, the latter of which will incorporate translucent panels for natural light. The eaves heights of each unit will be approximately 7 metres and access to the warehouses will be provided via two electrically operated roller shutter doors. The doors will measure approximately 5m in width and 5m in height. The steel portal frame has been designed to be able to accommodate a 10 tonne crane.

At 9B International Avenue, office accommodation will be installed on ground and first floors from the outset, whereas at 9A, office accommodation will be provided on ground floor only. Should any occupier require additional office accommodation, however, the building has been designed to enable the provision of first floor offices.

All offices will be decorated to a high standard and will benefit from VRV air conditioning, suspended ceilings, raised access flooring, CAT 2 lighting and carpeted flooring. Where appropriate, a platform lift will be provided to access the first floor offices.

## Services

Mains supplies to electricity, gas, water and drainage will be connected to the units. Lighting will be provided by industrial style fitments in the warehouse and CAT 2 lighting in the offices. The warehouses will also benefit from a 3-phase power supply.

## Floor areas

### 9A International Avenue

Office (Ground Floor)	333.5 sq.m	3,592 sq.ft
Warehouse	1,018.0 sq.m	10,960 sq.ft
Mezzanine storage (First Floor)	333.5 sq.m	3,592 sq.ft
<b>TOTAL</b>	<b>1,685 sq.m</b>	<b>18,144 sq.ft</b>
Secure Concrete Yard	1,916.9 sq.m	20,633 sq.ft

The building will benefit from 44 dedicated car parking spaces (including 3 disabled spaces), 2 motorcycle bays and 10 bicycle bays.

### 9B International Avenue

Office (Ground Floor)	275.5 sq.m	2,965 sq.ft
Office (First Floor)	275.5 sq.m	2,965 sq.ft
Warehouse	904.0 sq.m	9,734 sq.ft
<b>TOTAL</b>	<b>1,455 sq.m</b>	<b>15,664 sq.ft</b>
Secure Concrete Yard	1,932.6 sq.m	20,803 sq.ft

The building will benefit from 37 dedicated car parking spaces (including 3 disabled spaces), 2 motorcycle bays and 8 bicycle bays.



## Rating assessment

The properties will be assessed by Aberdeen City Council on completion of the development. Any incoming tenant(s) will have the right to appeal the Rateable Value.

## Lease Terms

Our client is seeking to lease the premises on long term (minimum 15 year) Full Repairing and Insuring lease(s). The lease(s) will also provide for five yearly (upward only) rent reviews at periodic intervals. Alternatively, our clients would be willing to consider a sale of the completed building(s).

## Rent / Sale Price

Upon application.

## Other Matters

If the above premises do not suit your exact requirements then please contact the joint agents to discuss other possibilities at ABZ Business Park.

## Sat Nav / Postcode

N 57° 11' 46.9172" W 2° 12' 31.9472"  
AB21 0BH

## Viewing

For further information or viewing arrangements, please contact the joint agents.



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