

TO LET



Pavilions 1 & 2

ABERDEEN BUSINESS PARK

MODERN DETACHED OFFICE PAVILIONS

PAVILION 1 & 2 ABERDEEN BUSINESS PARK, DYCE DRIVE, DYCE

1 727.4 SQ.M (7,830 SQ.FT)
28 PARKING SPACES

2 2,243.2 SQ.M (24,146 SQ.FT)
94 PARKING SPACES

LOCATION

Aberdeen Business Park is situated on Dyce Drive in proximity to Aberdeen Airport and Heliport, approximately six miles north of the city centre.

- > THE PARK PROVIDES EXCELLENT FRONTAGE TO DYCE DRIVE, THE PRINCIPAL ROUTE SERVING KIRKHILL INDUSTRIAL ESTATE IN DYCE WHERE MANY OF THE MAJOR OIL AND GAS EXPLORATION AND SERVICE COMPANIES HAVE REPRESENTATION.

Aberdeen Airport is one of the UK's fastest growing airports serving more than 3 Million passengers every year. Other occupiers within Aberdeen Business Park include Expro Group Limited and Bond Offshore.

The exact location of the subject premises is shown on the plan below which has been provided for indicative purposes only.



DESCRIPTION AND SPECIFICATION

Aberdeen Business Park comprises 3 detached modern office pavilions, which have been built to an exacting specification, providing occupiers with a first class working environment.

The available accommodation benefits from the following specification:

- > Modern high quality open plan office accommodation
- > Full metal raised access floors
- > Comfort cooling throughout
- > Floor Loading of 4KN/M2 + 1KN/M2
- > Suspended acoustic tile ceilings with modern luminaries
- > 8 person passenger lifts
- > Modern double height reception areas

ABERDEEN BUSINESS PARK COMPRISES 3 DETACHED MODERN OFFICE PAVILIONS, WHICH HAVE BEEN BUILT TO AN EXACTING SPECIFICATION, PROVIDING OCCUPIERS WITH A FIRST CLASS WORKING ENVIRONMENT.

FLOOR AREA

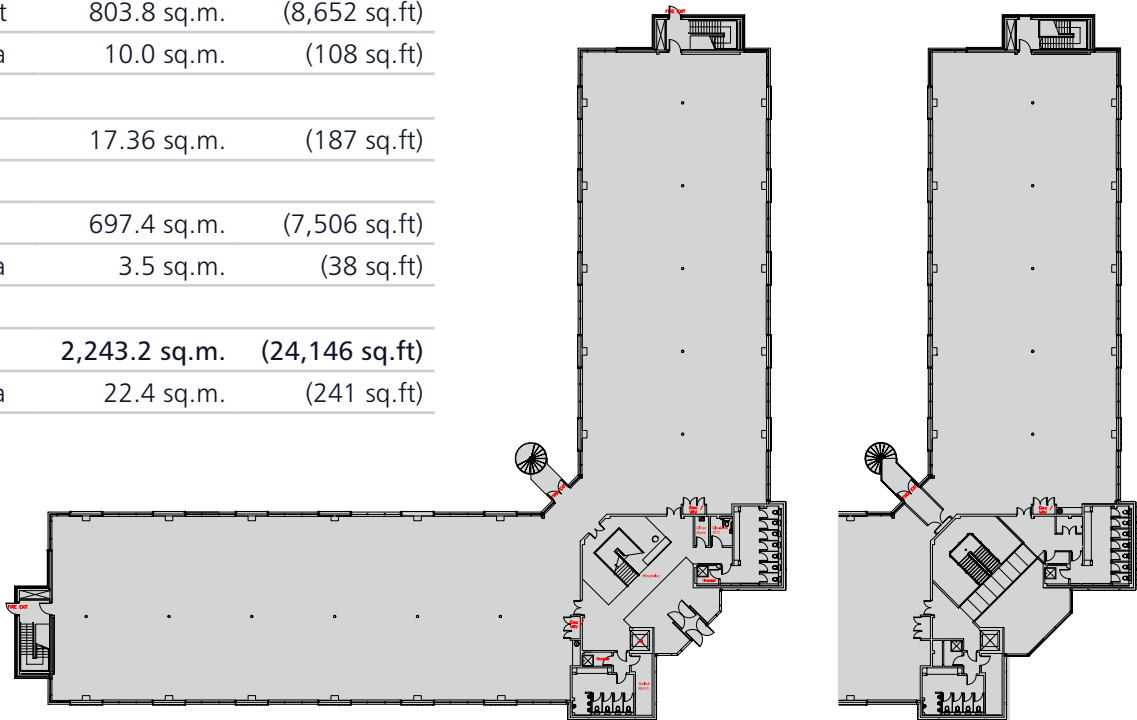
The available accommodation is contained within Pavilions 1 and 2 as follows:

1

PAVILION 1		
Ground Floor East	702.3 sq.m.	(7,560 sq.ft)
+ Limited Use Area	10.0 sq.m.	(95 sq.ft)
Ground Floor West	803.8 sq.m.	(8,652 sq.ft)
+ Limited Use Area	10.0 sq.m.	(108 sq.ft)
Ground Floor Link	17.36 sq.m.	(187 sq.ft)
First Floor East	697.4 sq.m.	(7,506 sq.ft)
+ Limited Use Area	3.5 sq.m.	(38 sq.ft)
Total	2,243.2 sq.m.	(24,146 sq.ft)
+ Limited Use Area	22.4 sq.m.	(241 sq.ft)

Pavilion 1
GROUND FLOOR

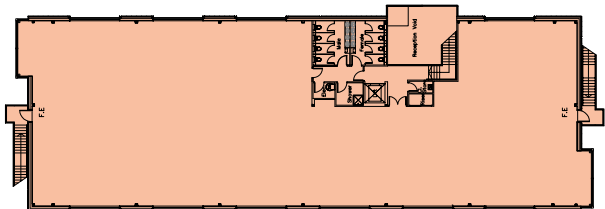
Pavilion 1
FIRST FLOOR



2

PAVILION 2		
First Floor	727.4 sq.m.	(7,830 sq.ft)
+ Limited Use Area	9.1 sq.m.	(98 sq.ft)

Pavilion 2
FIRST FLOOR





OPPORTUNITIES

Suites are available from 697.4 sq.m. (7,506 sq.ft) and available on flexible lease terms.

RENT

On application and dependent on the lease length and covenant offered. Incentives will be available to an incoming tenant.

EPC

D+.

RATEABLE VALUE

Pavilion 1 G + FF - £346,000

Pavilion 2 FF - £113,000

An incoming tenant will have the ability to appeal the Rateable Value.

VAT

VAT is payable on all monies due under the lease.

LEGAL FEES

Each party will bear their own legal costs in documenting the transaction. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

VIEWING AND OFFERS

Strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal form. For further information please contact:



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