

# Offices To Let

# Kettock Lodge

Campus 2, Balgownie Drive, Bridge of Don  
Aberdeen AB22 8GU

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Flexible office suites  
Suites up to 430.51 sq m (4,634 sq ft)

[www.aberdeeninnovationpark.com](http://www.aberdeeninnovationpark.com)





### Accommodation

Available Suites	SQ M	SQ FT
A	229.00	2,465
B	201.51	2,169
<b>Total</b>	<b>430.51</b>	<b>4,634</b>

These areas are measured on a NIA basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

### Lease Terms

The suites are available to lease on Full Repairing and Insuring Terms for a duration to be agreed.

### Parking

Both available suites, A & B have ample parking available.

### Rent

On application.

### Service Charge

A service charge will be applicable for the maintenance and upkeep of the office and Park.

### Rateable Value

The tenant will be responsible for rates payable. An estimate of rates payable can be provided upon request.

### Entry

The offices are available for immediate occupation, subject to conclusion of missives.

### EPC

The property has an Energy Performance Rating of E. A copy of the certificate is available upon request.

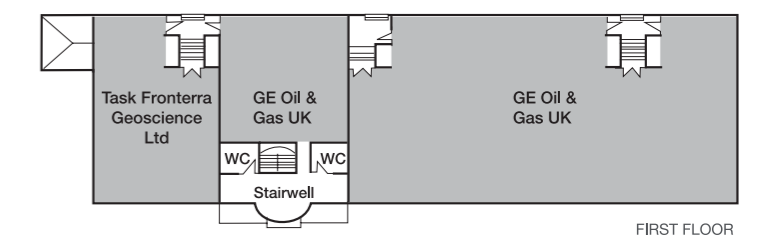
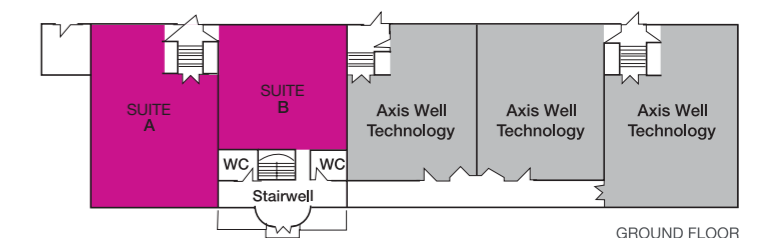


### Legal Costs

Each party to bear their own legal costs arising from the transaction.

### Indicative Floor Plan

■ Suites available to let





**Viewing and Further information**



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