



ON THE INSTRUCTIONS OF  
 **AkerSolutions™**

---

# TO LET BUILDING THREE

---

ABERDEEN INTERNATIONAL BUSINESS PARK // DYCE // ABERDEEN

- READY FOR IMMEDIATE OCCUPATION
  - HIGHLY FLEXIBLE OFFICE ACCOMMODATION AND LEASE TERMS AVAILABLE
  - 2,388 SQ M (25,700 SQ FT) – 7,159 SQ M (77,100 SQ FT)
-



# ENVIABLE LOCATION IMMEDIATELY ADJACENT ABERDEEN INTERNATIONAL AIRPORT

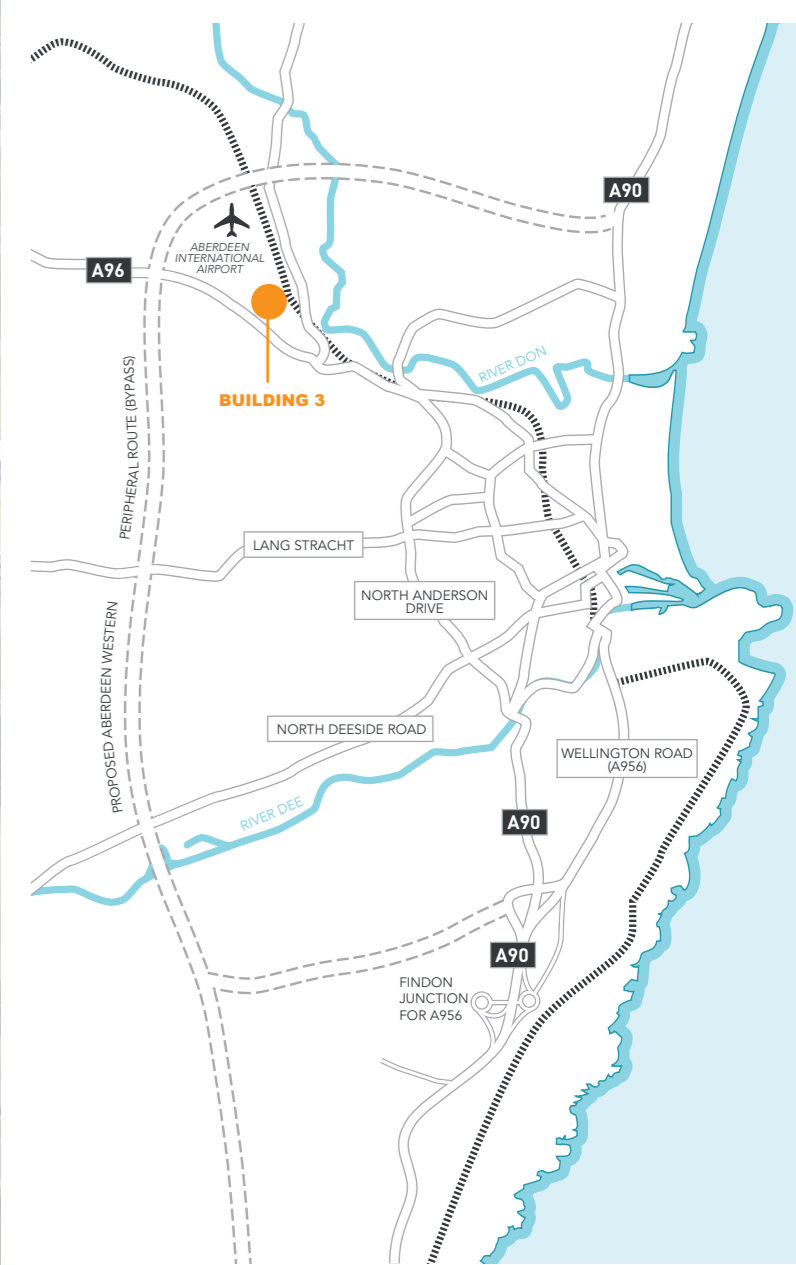
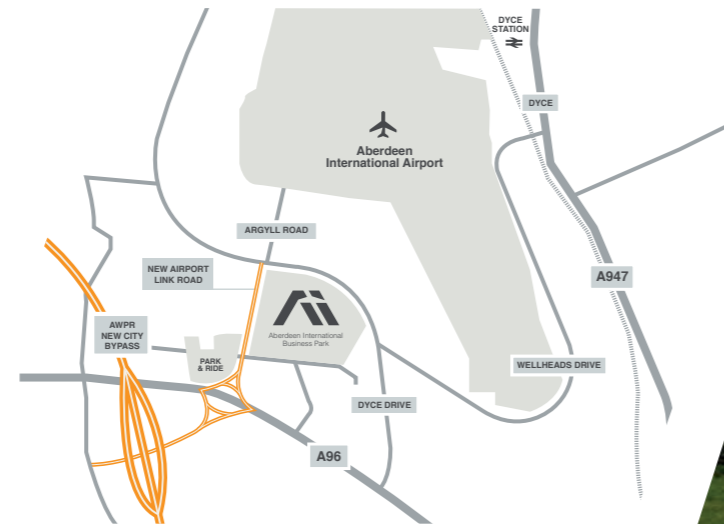
## CONNECTIVITY

Aberdeen International Business Park is prominently located on Dyce Drive which is currently the principle route between Aberdeen Airport and City Centre. The new Aberdeen Western Peripheral Route will include a direct link between the main bypass and Aberdeen Airport. The AWPR is anticipated to complete in winter 2017 with the new Airport Link route currently under construction and due to open prior to this. This link road will run directly adjacent to the first phase of Aberdeen International Business Park giving occupiers quick and easy access to the strategic transport network.

Aberdeen International Airport is one of the UK's fastest growing airports with flights to over 40 domestic and international destinations complemented by the world's largest commercial heliport.

Aberdeen railway station is only 6 miles away whilst Dyce railway station is only 5 minutes from Aberdeen International Business Park.

- Aberdeen Western Peripheral Route completion – Q4 2017
- Airport Link Road completion – Q1 2016





# PROMINENT LANDMARK BUILDING OF THE HIGHEST QUALITY

## SUMMARY SPECIFICATION

- BREEAM Rating "Excellent"
- Floor to ceiling heights of 2.9m in offices and 4.2m in ground floor reception
- Fully raised access floors with 140mm clear void flood wired with power and data
- VRF 3 pipe comfort-cooling system
- LG7 compliant low energy recessed luminaries
- 3x13 person high speed passenger lifts to all floors
- Maximum out of town car parking standards

## FIT-OUT

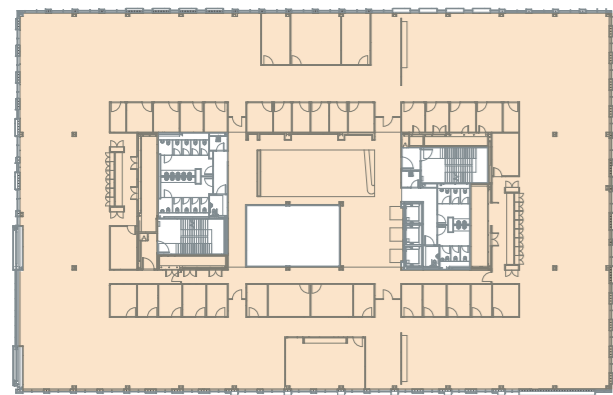
All floors benefit from a high quality fit-out in situ featuring the following:

- Carpeted flooring
- Large social areas on each floor
- Open plan office areas
- Cellular office and meeting rooms around the central core
- Comms room with data wired back





# SUPERB CONTEMPORARY OFFICE SPACE WITH FLOORS AVAILABLE FROM 26,000 SQ FT



TYPICAL FLOOR PLAN

## ACCOMMODATION

The following space is available to let either as a whole or on a floor by floor basis:

	SQ M	SQ FT
Floor 1	2,387.8	25,702
Floor 2	2,393.3	25,761
Floor 3	2,377.9	25,595
<b>Total</b>	<b>7,159.0</b>	<b>77,059</b>

There are a total of 337 car spaces within the car park adjacent to the building available.





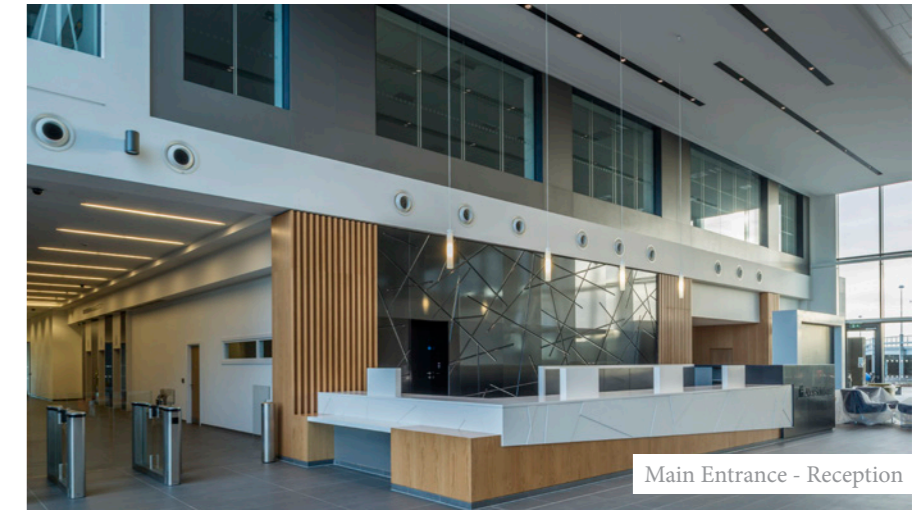


Landscaped Grounds

# LIGHT FLOODED FLOOR PLATES OFFERING AN IMPRESSIVE SPECIFICATION



Floor plate



Main Entrance - Reception



# UNRIVALLED ON-SITE AMENITIES

Amenities available within Phase 1 of Aberdeen International Business Park within the Aker Solutions complex include the following:

- Restaurants
- Cafés
- Multi-Gym/Fitness Centre
- Fitness/Dance Studios
- Sports Hall
- Outdoor Sports Pitch
- Squash Courts
- Showers
- Convenience Shopping
- Concierge Services
- Landscaped Campus
- Bicycle Racks

## LEASE TERMS

The subjects are available on effective Full Repairing and Insuring terms for a period to be agreed. Any long term lease will be subject to periodic upwards only rent review.

## RENT

Upon application.

## SERVICE CHARGE

Service charge will be applicable. An estimate can be provided upon request.

## ENTRY

The premises are available for immediate occupation.

## EPC

The building will target an EPC rating of "B".

## RATING

The occupier will be responsible for all local authority business rates in relation to the accommodation occupied. An estimate can be made upon request.







# FURTHER INFORMATION

For further information please contact the sole letting agents.

---

## CBRE

GORDON PIRIE  
01224 219000  
[gordon.pirie@cbre.com](mailto:gordon.pirie@cbre.com)

DERREN MCRAE  
01224 219000  
[derren.mcrae@cbre.com](mailto:derren.mcrae@cbre.com)

---

CBRE on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CBRE has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT. Date of publication: April 2015.

---