

TO LET

FLEX@ ABERDEEN
BUSINESS PARK

PAVILION 3

DYCE DRIVE, DYCE, AB21 0LQ



FLEX@ THE CONCEPT

SUITES FROM 480.7 SQ.M (5,174 SQ.FT)
TO 973.1 SQ.M (10,464 SQ.FT)

Excellent parking provision

High quality office suites

Flexible terms and
incentive packages
tailored to meet occupier
specific requirements

**Flexibility is the letting strategy at
Pavilion 3. To cater for occupiers
business needs Flex@ offers:**

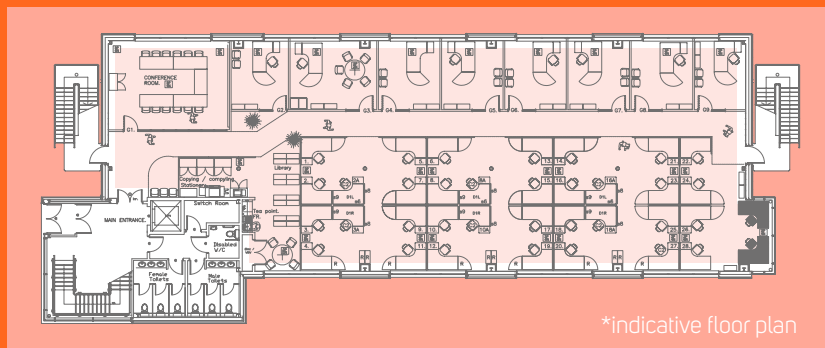
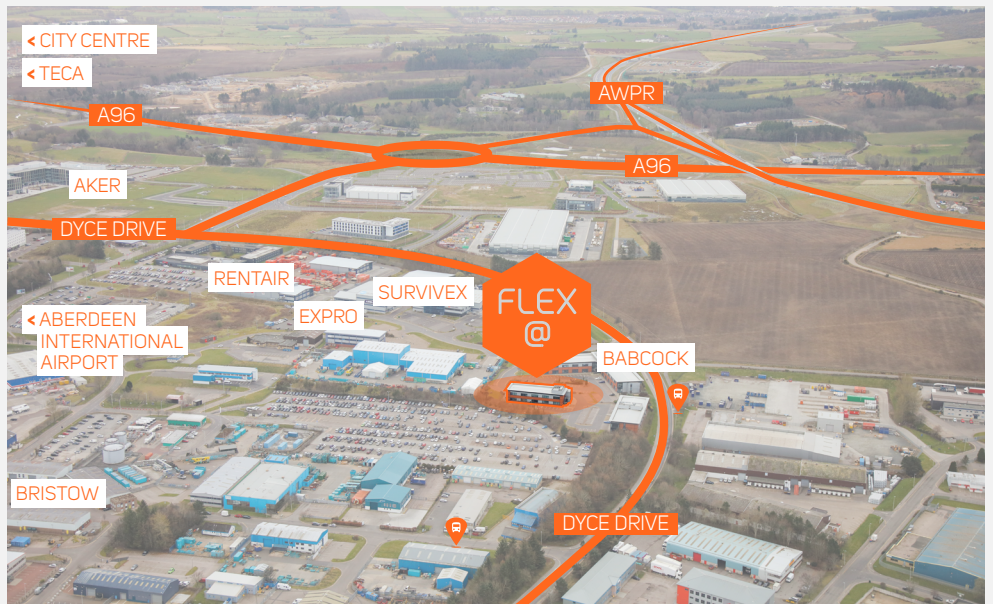
- > Flexible lease terms – leases from 12 months upwards will be considered
- > Highly flexible incentive packages depending on occupier needs and lease terms
- > Flexible rental packages can be inclusive of service charges and terminal dilapidations, depending on other terms and financial covenant

LOCATION

- > Situated on the well established Aberdeen Business Park
- > Accessed via Dyce Drive and Dyce Avenue
- > Adjacent to Aberdeen International Airport
- > The new AWPR provides easy access to all parts of the city and beyond with drive times significantly reduced to all peripheral business locations and airport. Pavilion 3 is within 0.4 miles of the Dyce Link to the AWPR.

TRAVEL TIMES

Aberdeen International Airport.....	2 min
Westhill	10 min
Bridge of Don.....	15 min
City Centre.....	20 min
Train / Bus Station	21 min
Altens.....	21 min



AVAILABLE SUITES*

PAVILION 3

Floor	Area sq.ft	Area sq.m
First Floor	5,175	480.8
Ground Floor	5,174	480.7
Useable Reception	125	11.6
Total	10,464	973.1

DESCRIPTION

Pavilion 3 provides modern open plan office accommodation, benefitting from the following:

- > Comfort cooling and raised access floors throughout
- > Generally open plan format but benefitting from previous fit out
- > Tea prep area and w.c facilities
- > Excellent parking provision - 38 car parking spaces
- > EPC - available on request

AVAILABILITY

Pavilion 3 is available as a whole or on a floor by floor basis.

RATEABLE VALUE

£201,500. This will be reassessed if let on a floor by floor basis. The incoming tenant will have the ability to appeal the rateable value.

VAT

Payable at the prevailing rate.

SERVICE CHARGE

Applicable for common area and building maintenance in the event of lettings on a floor by floor basis.

LEGAL COSTS

Each party to bear their own legal costs. LBTT and Registration dues to be payable by the tenant.

TO DISCUSS HOW WE CAN ACCOMMODATE YOUR FLEXIBLE BUSINESS NEEDS AT FLEX@PAVILION 3, PLEASE CALL EITHER OF THE JOINT AGENTS:



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