

TO LET

**FLEX@** CRAIGSHAW  
BUSINESS PARK

PAVILION 3

CRAIGSHAW ROAD, ABERDEEN, AB12 3QH



**279.0 SQ.M (3,003 SQ.FT)**

**Excellent parking provision**

High quality office suite

Flexible terms and incentive packages tailored to meet occupier specific requirements

## FLEX@ THE CONCEPT

**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

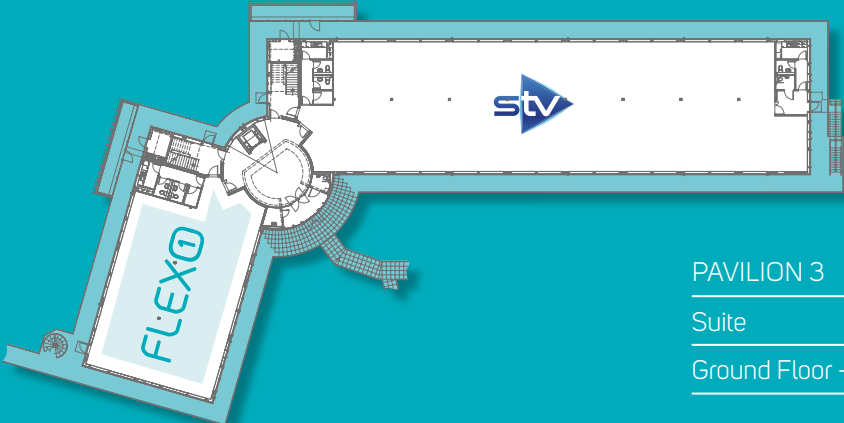
## LOCATION

- > Craigshaw Business Park is a well established business location situated approx. 2 miles south of Aberdeen city centre
- > Accessed via Craigshaw Drive and adjacent to the A96 (Wellington Road)
- > City centre and main trunk road network is easily accessible
- > 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
- > Existing occupiers include STV, EthosEnergy, Petrotechnics and Bureau Veritas

## TRAVEL TIMES

City Centre / Train / Bus Station.....	7 min
Stonehaven.....	15 min
Westhill.....	15 min
Dyce / Aberdeen International Airport.....	20 min
Bridge of Don.....	30 min





### AVAILABLE SUITE / FLOOR PLAN

The available accommodation is contained within Pavilions 3 is as follows:

Suite	Area sq.ft	Area sq.m
Ground Floor - Flex 1	3,013	279.9

## DESCRIPTION

Flex 1 provides a modern office suite at ground floor level within a multi-let office pavilion, other occupiers being STV and Petrotechnics. The suite benefits from:

- > Shared reception facilities
- > Comfort cooling and raised access floors throughout
- > Clear floor plate allowing complete flexibility for tenant's fit-out
- > Tea prep areas and w.c facilities within the suite
- > Excellent parking provision - 11 car parking spaces
- > EPC - available on request

## RATEABLE VALUE

Occupiers will have the ability to appeal the rateable value. The suite may benefit from Fresh Start Rates Relief which provides full rates relief for the first 12 months of occupation.

Rateable Value: £62,000 exc parking.

## VAT

Payable at the prevailing rate.

## SERVICE CHARGE

Applicable for common area and building maintenance.

## 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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