



Aberdeen
Innovation Park

Serviced Offices James Gregory Centre

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

To Let

2 to 8 person affordable serviced office rooms
Available on highly flexible terms

www.aberdeeninnovationpark.com



James Gregory Centre is a modern serviced office centre set in the heart of Aberdeen Innovation Park. The centre provides a mix of 2 to 8 person serviced office rooms that are available on highly flexible terms.

Centre benefits:

- Flexible furnished office suites
- Category 5e structured data cabling
- Staff welfare area
- Conference room with AV facilities
- Ample tenant and visitor parking
- Access to shared high speed fibre connection
- Access to Aberdeen Innovation Park digital IP telephone system
- Beautiful and peaceful mature green landscaped environment
- Access to reception facilities in nearby Campus 1 for mail/deliveries
- Larger meeting/conference rooms available to hire at competitive rates at both Aberdeen Innovation and Energy Parks
- Fast access to the new Third Don Crossing
- Utilities, cleaning & repairs all included in occupancy costs



*** Included within monthly cost:**

- Quality furnished office
 - Electricity
 - Cleaning
 - Office repairs
 - Access to 6 person conference room with AV facilities
 - Connection to shared high speed fibre service
 - Access to generous car park
- * Occupancy costs exclude all local authority rates, contents insurance and telephone.

Licence Terms

Suites are available on flexible licence agreements.

Occupancy Costs

On application.

Entry

The offices are available for immediate occupation, subject to conclusion of the licence agreement.

Legal Costs

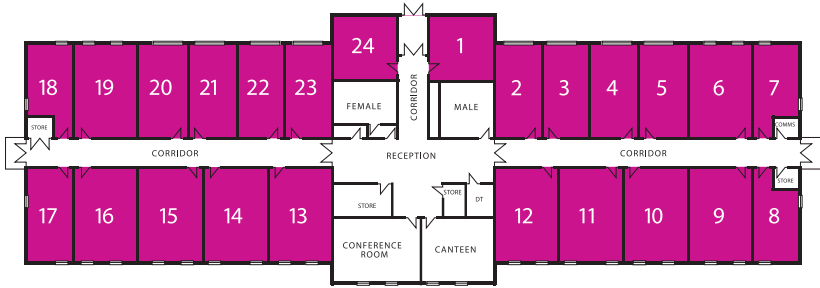
Each party to bear their own legal costs arising from the transaction.

EPC

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



Indicative Floor Plan





Viewing and Further Information

For all enquiries relating to James Gregory Centre, please contact the Park's Management Team:

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