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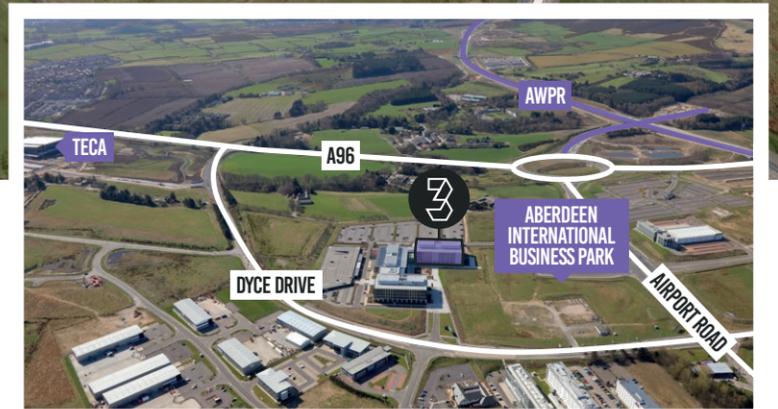
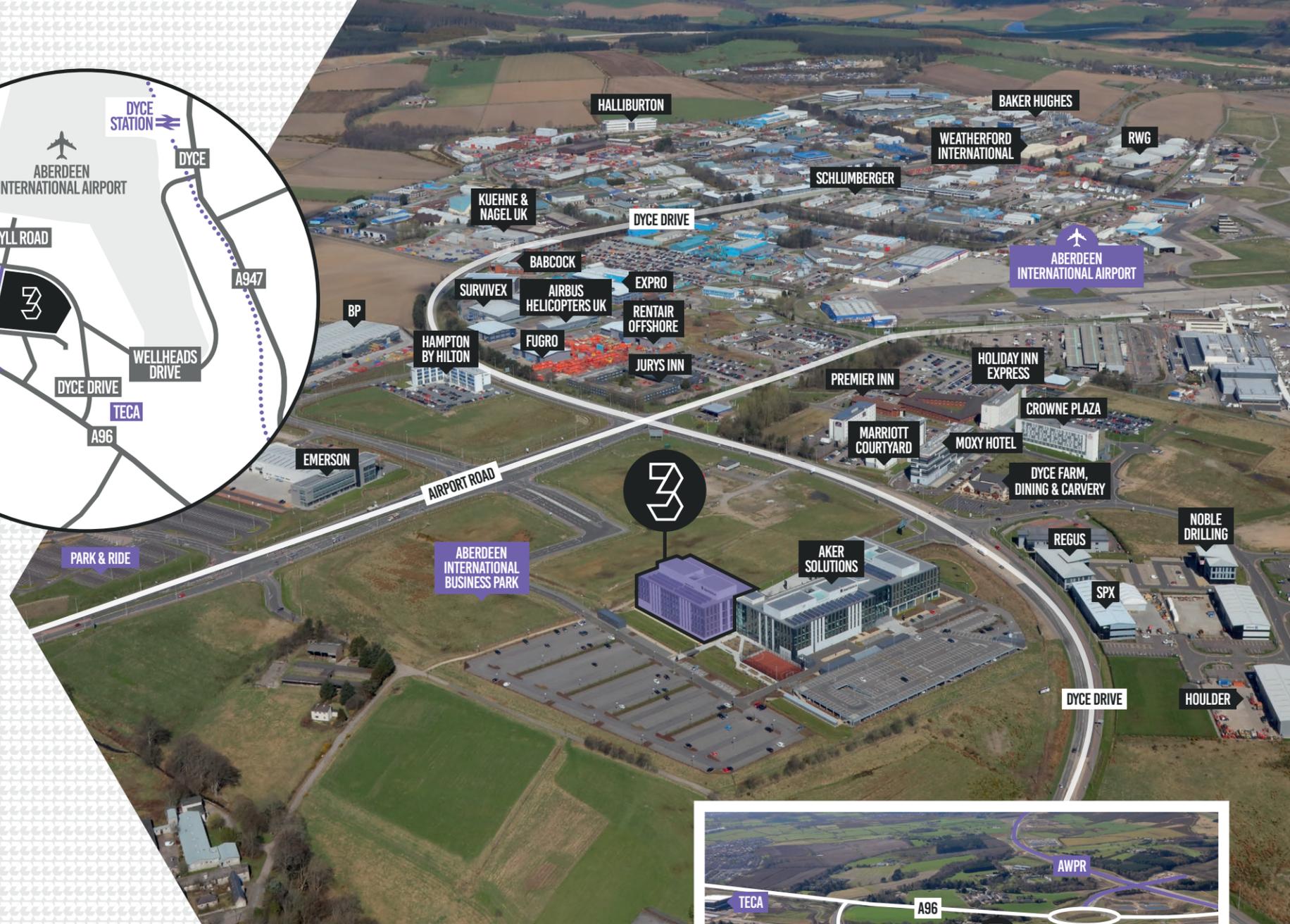


B3

**ABERDEEN INTERNATIONAL
BUSINESS PARK
DYCE, ABERDEEN, AB21 0BR**

- Ready for Immediate Occupation
- Highly Flexible Office Accommodation and Lease Terms Available
- 557.42 sq m (6,000 sq ft) to 7,159 sq m (77,059 sq ft)





ENVIABLE LOCATION IMMEDIATELY ADJACENT TO ABERDEEN INTERNATIONAL AIRPORT

CONNECTIVITY

Dyce is recognised as one of Aberdeen's established commercial locations. Aberdeen International Business Park (AIBP) is prominently located on Dyce Drive approximately 6 miles north west of Aberdeen city centre. AIBP is also accessible from Airport Road which connects to the Aberdeen Western Peripheral Route (AWPR) at Craibstone Junction giving occupiers quick and easy access to the strategic transport network.

Aberdeen International Airport is within walking distance from AIBP and one of the UK's fastest growing airports with flights to over 40 domestic and international destinations. It is 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 AIBP offering regular services to the north and south of the city.

Aberdeen's new exhibition and conference centre, The Event Complex Aberdeen (TECA), is located 800m east of AIBP. TECA will broaden the appeal of the north east to business and leisure visitors on a global scale and includes a 12,500 capacity arena, over 500,000 sq ft of exhibition space as well as two hotels. TECA is currently under construction and due to open in 2019.

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 (1:230 sq ft)

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

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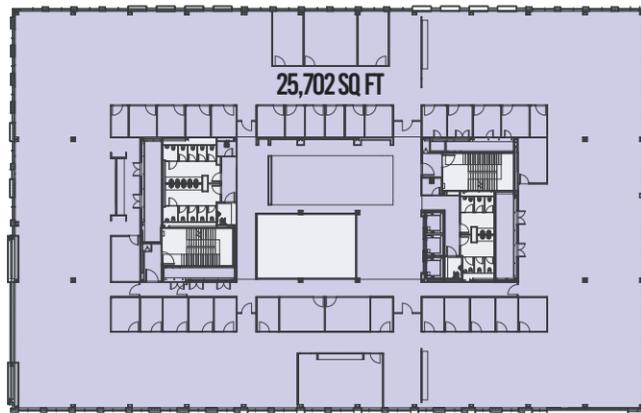


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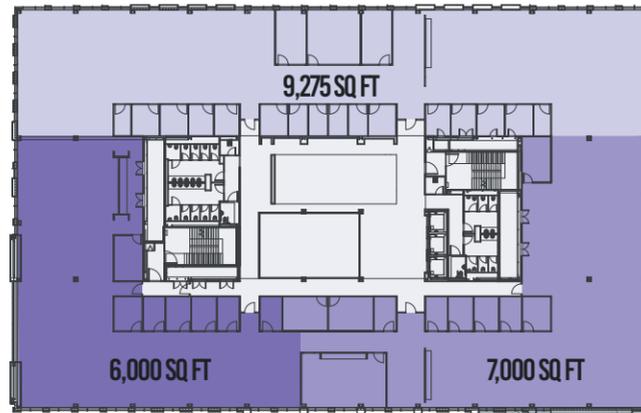
SUPERB CONTEMPORARY OFFICE SPACE WITH SUITES AVAILABLE FROM 6,000 SQ FT



TYPICAL FLOOR PLAN



POTENTIAL SUB-DIVISION



ACCOMMODATION

The following space is available:

	SQ M	SQ FT
Level 1	2,387.8	25,702
Level 2	2,393.3	25,761
Level 3	2,377.9	25,595
Total	7,159	77,059

There is also potential to further sub-divide floors to create smaller suites from 6,000 sq ft upwards.

There is a total of 337 spaces within the car park adjacent to the building (1:230 sq ft).

LIGHT FLOODED FLOOR PLATES OFFERING AN IMPRESSIVE SPECIFICATION



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

£17.00 per sq ft.

SERVICE CHARGE

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

ENTRY

The premises are available for immediate occupation.

UNRIVALLED ON-SITE AMENITIES

Amenities available to occupiers within B3 include the following:

- Restaurant and Lunch Deli
- Coffee Shop
- Multi-Gym/Fitness Centre
- Fitness Studios
- Sports Hall
- Outdoor Sports Pitch
- Squash Courts
- Showers
- Auditorium & Meeting Rooms
- Concierge Services
- Landscaped Campus
- Bicycle Racks
- Nursery
- Putting Green

EPC

The building has 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.

B3ABERDEEN.COM

FURTHER INFORMATION

For further information please contact the joint letting agents.



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