# ALBA GATE, STONEYWOOD PARK, DYCE

1,289 sq m (13,789 sq ft)

ABERDEEN



## **LOCATION**

The property is situated in a prime corner position at the entrance to Stoneywood Business Park, directly adjacent to BP's global HQ. Stonewood Business Park is approximately 5 miles north west of Aberdeen City Centre.

Surrounding occupiers include BP, Dril-Quip, Baker Hughes and Noble Drilling.

#### **DESCRIPTION**

The accommodation comprises the first floor within Alba Gate which benefits from:

- + Mixture of open plan office space with a number of private offices/meeting rooms.
- + Full data installation and cabling
- + Kitchen facilities and access to the fully catered canteen
- + Comfort cooling throughout
- + Passenger lift
- + Fully DDA compliant

Furniture and storage units can be provided by separate negotiation.

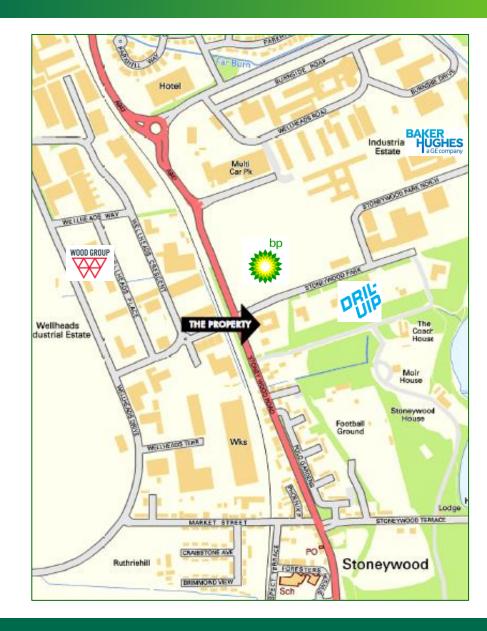
#### **ACCOMMODATION**

The subjects have been measured in accordance with International Property Measurement Standards (IPMS 3) and extend to the following approximate floor areas:

| Floor       | sq. m    | sq. ft |
|-------------|----------|--------|
| First Floor | 1,289.37 | 13,879 |

## **CAR PARKING**

59 car parking spaces are provided.



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#### **LEASE TERMS**

The subjects are available on flexible short lease terms. The property is held on a lease expiring 29 February 2020.

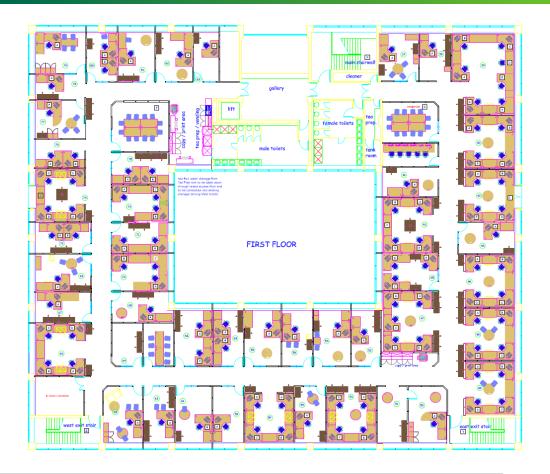
# **RENT**

Rental packages can be provided on the basis of an all inclusive rent which covers rent, utilities and business rates.

More information is available on request.

#### **ENERGY PERFORMANCE CERTIFICATE**

Full documentation can be provided upon request.





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