

TO LET

FLEX@ ABERDEEN
BUSINESS PARK

FIRST FLOOR SUITE
CAMPBELL HOUSE
DYCE DRIVE, DYCE, AB21 0LQ



SUITES FROM 284 SQ.M (3,057 SQ.FT)
TO 710 SQ.M (7,642 SQ.FT)

Excellent parking provision

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High quality office suites

Flexible terms and
incentive packages
tailored to meet occupier
specific requirements

FLEX@ THE CONCEPT

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

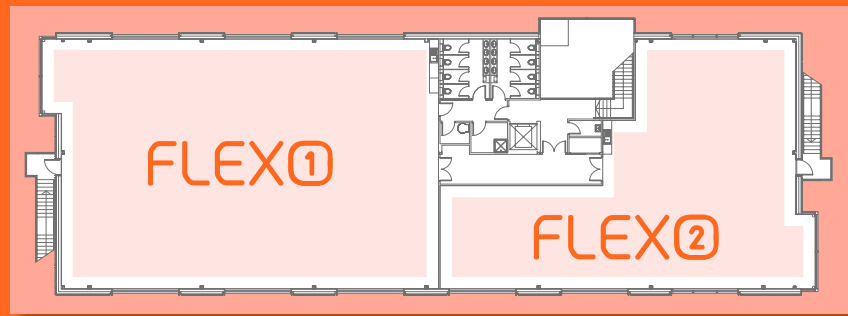
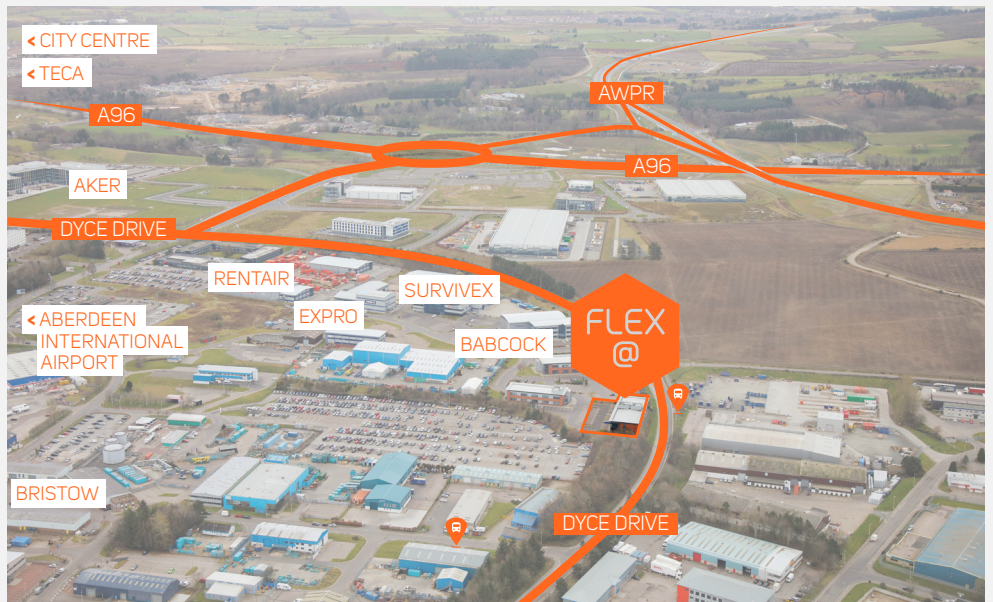
- > Flexible lease terms – leases from 12 months upwards will be considered
- > Highly flexible incentive packages depending on occupier needs and lease terms
- > Flexible rental packages can be inclusive of service charges and terminal dilapidations, depending on other terms and financial covenant

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. Campbell House 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*

The 1st floor is to be divided to form two separate suites.

CAMPBELL HOUSE (following sub division)

Suite	Area sq.ft	Area sq.m
First Floor - Flex 1	4,585	426
First Floor - Flex 2	3,057	284

*indicative layout

DESCRIPTION

The first floor of Campbell House provides modern open plan refurbished office accommodation, benefitting from the following:

- > Comfort cooling and raised access floors throughout
- > Clear floor plate allowing complete flexibility for tenant's fit-out
- > Tea prep area and w.c facilities
- > Excellent parking provision - 28 car parking spaces
- > EPC - available on request

RATEABLE VALUE

Once sub-divided, each suite will require to be reassessed. Occupiers will also have the ability to appeal the rateable value. Should the Rateable Value fall below £65,000 the suite may benefit from Fresh Start Rates Relief which provides full rates relief for the first 12 months of occupation.

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@ CAMPBELL HOUSE, PLEASE CALL EITHER OF THE JOINT AGENTS:



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DRUM
REAL ESTATE
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