

**SIGNIFICANT  
RENT FREE**  
OR FLEXIBLE  
PURCHASE  
TERMS

**UNIT C**  
510m<sup>2</sup> / 5,488sqft  
20 CAR PARK SPACES



The Place to do  
**BUSINESS**





**Location**

City South provides a prime office location to the South of Aberdeen, around 5 miles from the City Centre. The office park can be accessed directly from the A90 and is located adjacent to the proposed new park and ride and only a short drive to the southern junction of the Aberdeen Western Peripheral Route.

**City South - Aberdeen's Office Park**

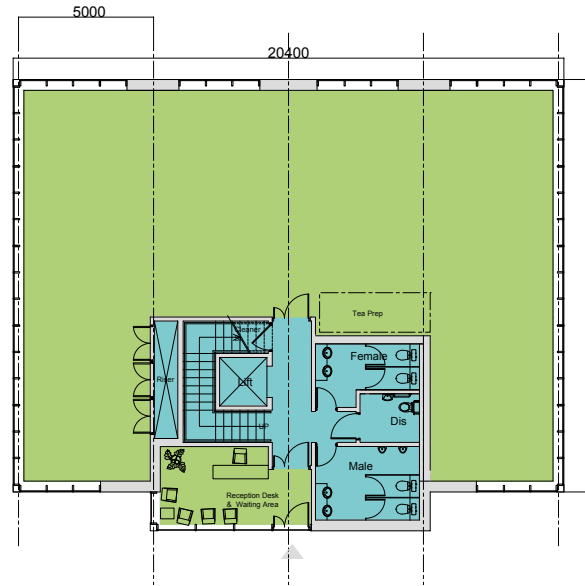
- KCA Deutag HQ
- A range of high quality pavillions ready for occupation
- Retail, Nursery, Restaurant and gym opportunities
- Off site Co-op convenience food store within 2 min walk
- Hard and soft landscaping with modern artworks
- Planned sports pitch, walking and running tracks

**Accommodation**

Unit C is a detached office pavilion prominently located at the entrance to City South, adjacent to the new KCA Deutag HQ. The building is available to let as a whole or on a floor by floor basis.

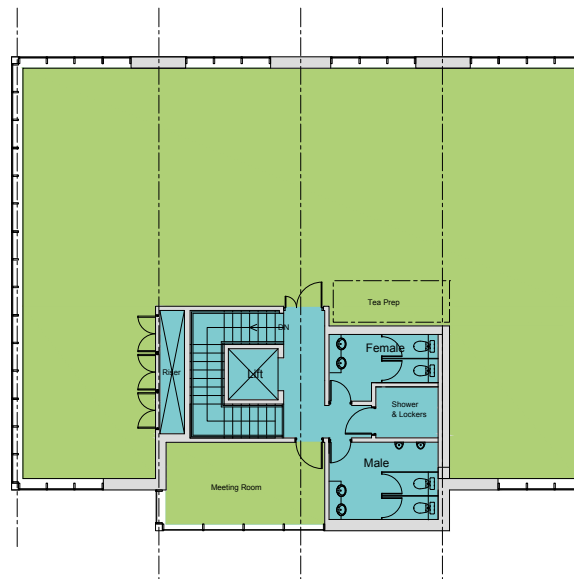
FLOOR	AREA (Sq. M.)	AREA (Sq. Ft.)	CAR PARKING
Ground	255	2,744	10
First	255	2,744	10
<b>TOTAL</b>	<b>510</b>	<b>5,488</b>	<b>20</b>

**FLOOR PLANS**



**GROUND FLOOR**

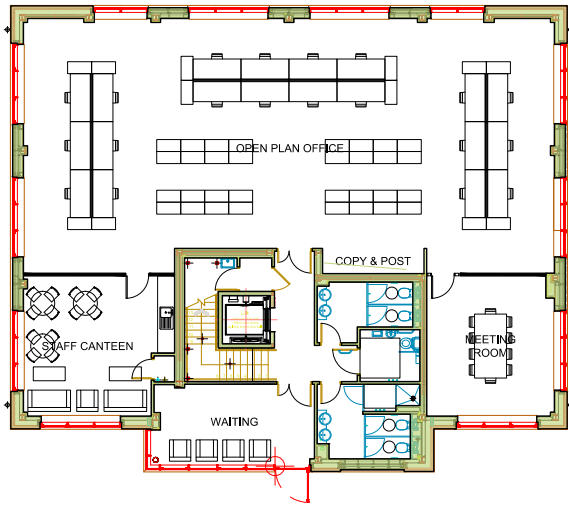
**Gross** 313m<sup>2</sup> / 3,368sqft      **Net** 255m<sup>2</sup> / 2,744sqft



**FIRST FLOOR**

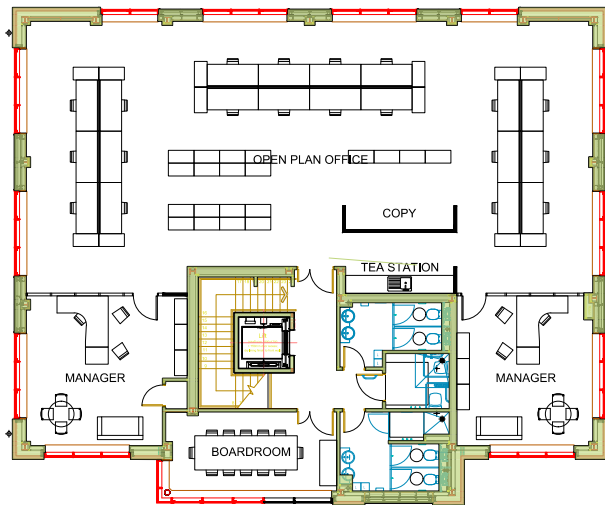
**Gross** 313m<sup>2</sup> / 3,368sqft      **Net** 255m<sup>2</sup> / 2,744sqft

# INDICATIVE SPACE PLANS



## GROUND FLOOR

Reception  
Meeting Room  
Canteen  
20 desk spaces



## FIRST FLOOR

Meeting Room  
2 Offices  
Tea Station  
20 desk spaces

### Specification

All office pavillions at City South are designed to the highest quality specification with a particular focus on sustainability, efficiency and occupier comfort. Key features of the specification include;

- High quality external design
- Feature Double Height Entrance
- High speed passenger lift
- Flexible VRF comfort cooling system
- Raised Access Floors
- Luxury Finishes to WC's and Shower
- Superfast Broadband connection available
- EPC 'B'

### Entry

Immediate entry available

### Terms

Unit C is available to lease or purchase;

Rental: £18.50 per sq.ft with attractive incentive package

Purchase: £1,235,000

### VAT

All prices and rents quoted are exclusive of VAT.

### Viewing and offers

Please contact the joint agents to discuss your interest further or to arrange a viewing at City South.



BUILDING	SQ.FT.	SQ.M.	PARKING
A	3,876	360	14
B	15,651	1,451	49
C	5,488	510	20

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A development by  


 **CITY SOUTH**  
 Aberdeen's Office Park

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