



16 BEECH MANOR

BUCKSBURN | DYCE | ABERDEEN

TO LET GRADE 'A' OFFICE

- From 468.30 sq. m (5,041 sq. ft) to 897.77 sq. m (9,664 sq. ft)
- 50 car parking spaces
- Flexible lease terms
- Ready for immediate occupation





LOCATION

The subject property is located approximately 6 miles north west of Aberdeen city centre in the Stonywood / Dyce area. The A96 is located a short distance to the south and the Aberdeen Western Peripheral Route (AWPR) has junctions to the north and northwest, providing excellent connectivity to Aberdeen city and beyond.

On site retail amenities include the Co-Op and Marks & Spencer.

DESCRIPTION

The Property comprises of a three-storey building constructed in 2015 with the 1st and 2nd floors comprising grade 'A' office accommodation. The majority of the ground floor comprises the Co-Op with a small section at the eastern end of the building, where the office entrance is situated, with passenger lift serving all floors.

The offices are finished to an extremely high standard internally. Within the offices there are open plan areas, management offices,

break out areas, photocopy / printing stations all sub-divided with high quality glazed partitioning. There are male and female toilets, disabled / guest toilets on each floor and a single shower room on the first floor. A staff canteen is situated at the west side of the building on the second floor with access to an external terrace. The canteen is well fitted out with modern kitchen units and fitments as well as tables, chairs and sofas.

Heating and cooling is provided by the VRV air-conditioning system integral to the ceilings.

The property can be offered on a fully furnished or unfurnished basis.

CAR PARKING

There are 50 car parking spaces providing an excellent car parking provision of 1 space per 197 sq. ft.



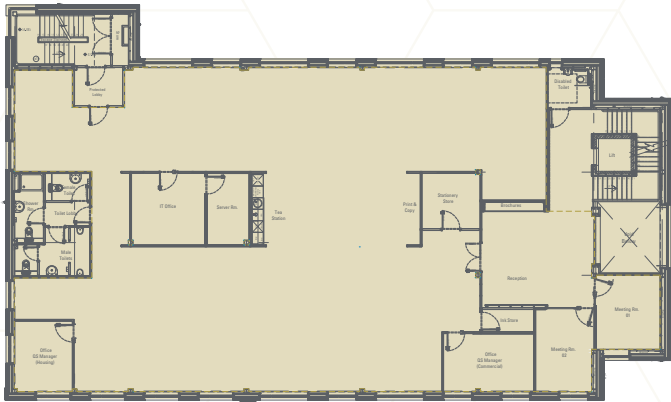


ACCOMMODATION

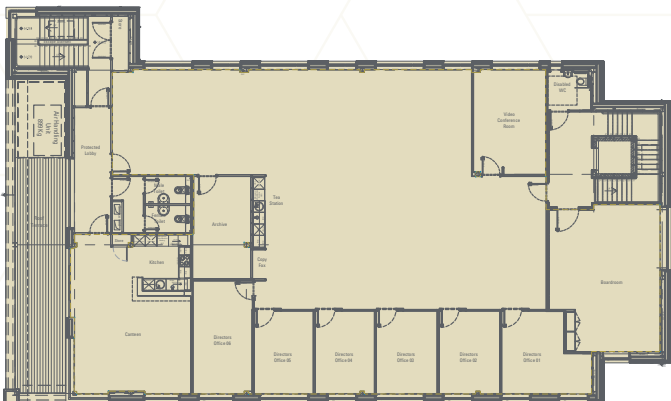
The property provides the following accommodation, measured on a Net Internal Basis:

Floor	Sq.m	Sq.ft
First Floor	468.30	5,041
Second Floor	429.47	4,623
Total	897.77	9,664

There is a ground floor entrance area extending to 18.30 sq.m (197 sq.ft)



FIRST FLOOR PLAN



SECOND FLOOR PLAN





LEASE TERMS

Our client is seeking to lease the available accommodation, either in whole (Dandara currently occupy the 2nd floor but could vacate if required) or part, on flexible terms for a period to be agreed on Full Repairing and Insuring terms.

Information on the competitive quoting rent and incentive packages are available upon request.

RATEABLE VALUE

Rateable Value = £152,000

In the event of multi occupation then single floors will require to be separately assessed.

EPC

The property has an EPC rating of 'C'. Further details on request.

VAT

All figure quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs. The incoming occupier will be responsible for any Land and Building Transaction Tax and Registration Dues, if applicable.



VIEWINGS & OFFERS

By prior arrangement with the sole marketing agent, to whom all formal offers should be submitted in Scottish Legal Form.

MATTHEW PARK

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[Particulars dated November 2021]. Photographs and videos dated [November 2021]

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