

EXPLORATION DRIVE

Bridge Of Don, Aberdeen, AB23 8HZ



Key Highlights

- Excellent car parking provisions (1:304 sqft)
- Available space from 3,251 - 21,945 sq.ft
- Open plan office space
- Flexible lease terms available

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow square background.

Location

The subjects are located within Aberdeen Energy Park, an established industrial and office location within Bridge of Don area of the city. The location benefits from excellent connectivity to the city centre via Ellon Road and The Parkway which form part of the cities inner road system. The subjects are also within close proximity to the Aberdeen Western Periphery Route resulting in excellent access to all parts of the city and the Scottish Motorway Network beyond.

Description

The subjects comprise of open office accommodation with attractive levels of car parking. The office accommodation benefits from high level of natural light through extensive double glazing to the main elevations with the office areas having raised access floors, suspended ceiling with recessed light fittings and comfort cooling throughout. Communal kitchen and toilet facilities are provided.

Accommodation

The subjects provide the following accommodation:

ACCOMMODATION	SQ M	SQ FT
Ground Floor Suite 1	321	3,452
Ground Floor Suite 2	407	4,385
Ground Floor Suite 3	303	3,258
First Floor Suite 1	318	3,423
First Floor Suite 2	388	4,176
First Floor Suite 3	302	3,251
Total	2,039	21,945

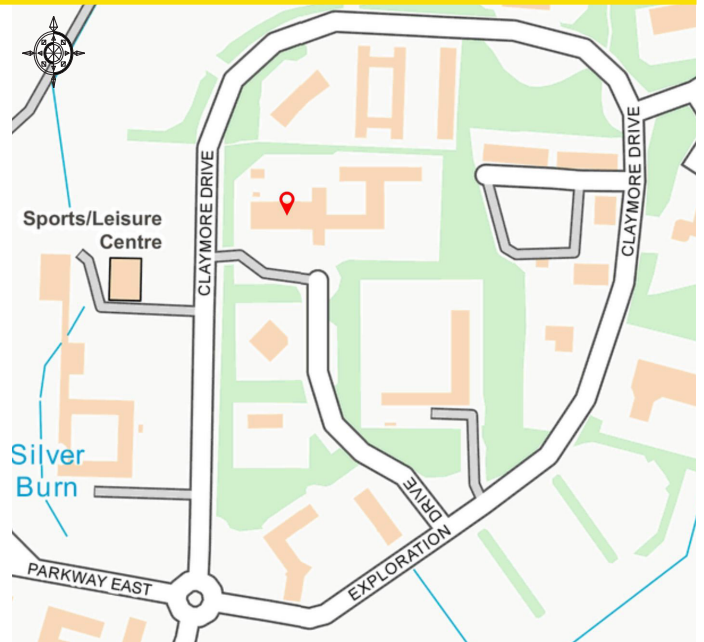
The above areas are calculated on a net internal floor area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Parking

The suits benefit from the following car parking spaces.

There is an excellent car parking provision of (1:304 sq.ft) available. Further parking spaces may be available upon request.

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Lease Terms

Flexible lease terms are available.

Rental

Upon application.

Rateable Value

The subject are split as multiple entries with further detail available upon request.

Fresh start relief in respect of rates payable may be available may be available with further detail upon application.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Energy Performance Certificate

Further information and a recommendation report is available to seriously interested parties on request.

Legal Costs

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

Viewing

For further information or viewing arrangements please contact the sole agents.

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