

TO LET

HIGHLY FLEXIBLE OFFICE
ACCOMMODATION

FIRST FLOOR 925 SQ M (9,960 SQ FT)
SECOND FLOOR 164 SQ M (1,767 SQ FT)

PRIME
VIEW @

PRIME FOUR
BUSINESS PARK

KINGSWELLS CAUSEWAY
KINGSWELLS / ABERDEEN / AB15 8PU



PRIME
VIEW @

PRIME FOUR BUSINESS PARK

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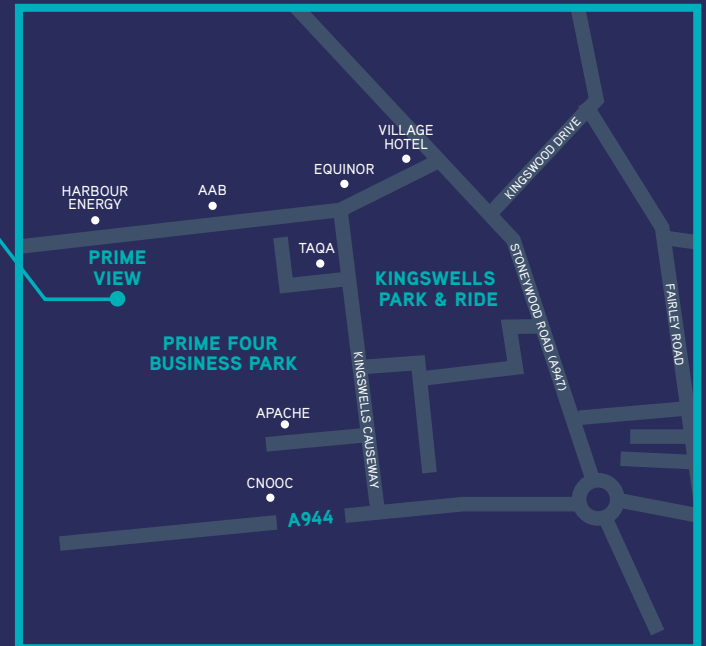
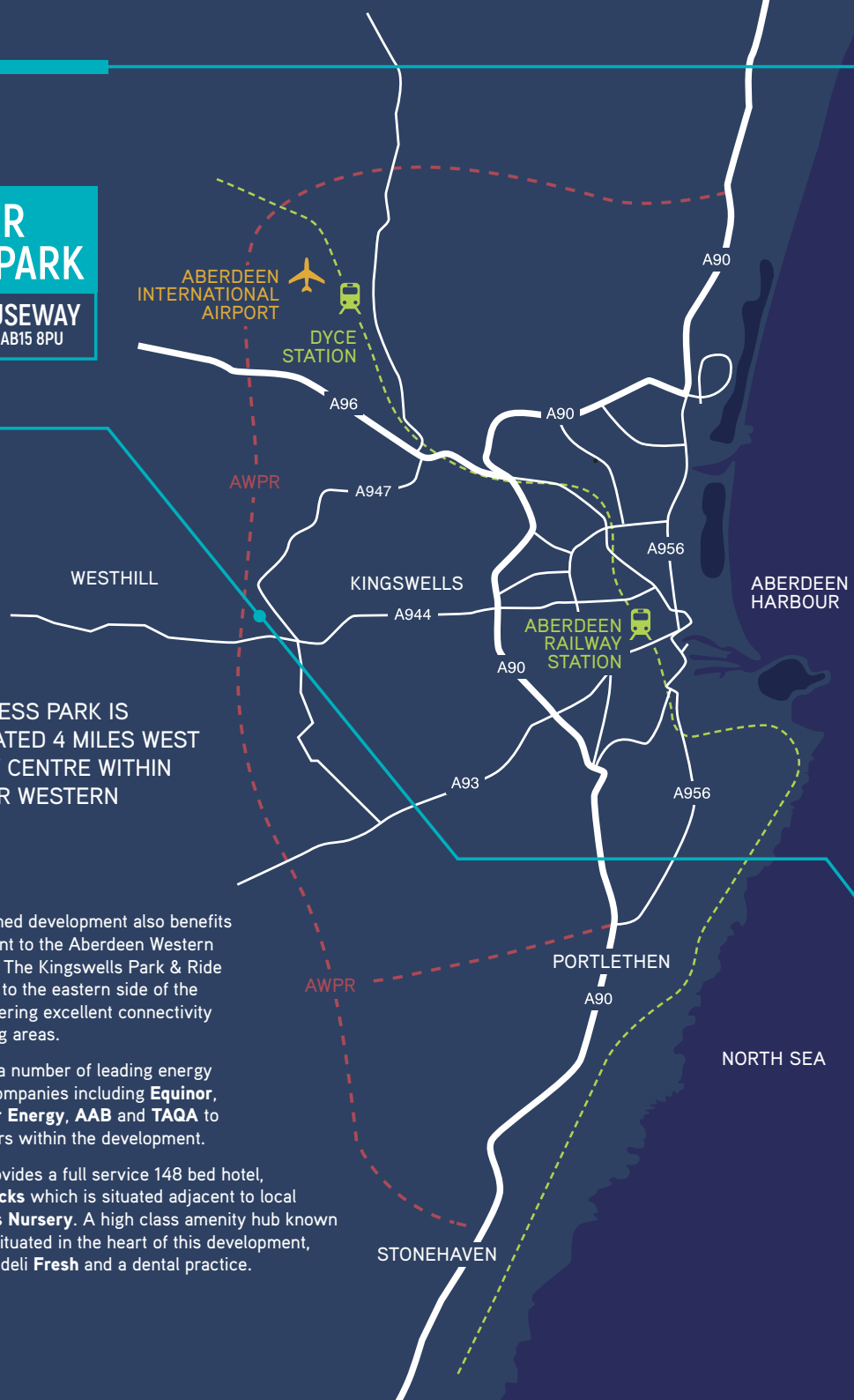
LOCATION

PRIME FOUR BUSINESS PARK IS PROMINENTLY LOCATED 4 MILES WEST OF ABERDEEN CITY CENTRE WITHIN THE SOUGHT AFTER WESTERN OFFICE CORRIDOR.

This modern master-planned development also benefits from being located adjacent to the Aberdeen Western Peripheral Route (AWPR). The Kingswells Park & Ride bus facility is also located to the eastern side of the development therefore offering excellent connectivity to the city and surrounding areas.

Prime Four has attracted a number of leading energy sector and professional companies including **Equinor**, **CNOOC**, **Apache**, **Harbour Energy**, **AAB** and **TAQA** to establish new headquarters within the development.

The **Village Hotel** also provides a full service 148 bed hotel, leisure facility and **Starbucks** which is situated adjacent to local privately run **Kingswellies Nursery**. A high class amenity hub known as The Forecourt is also situated in the heart of this development, including locally operated deli **Fresh** and a dental practice.





INEOS
FPS



DESCRIPTION

Prime View is prominently located to the north of the development, and the highest quality office accommodation is available providing the following ready to occupy specification:

- / First Floor suite benefits from full 'plug & play' fit out
- / Open panoramic views to surrounding areas
- / 'Very Good' BREEM Rating
- / Carpeted full raised accessed floors
- / Motorcycle and cycle spaces
- / Ability to share existing kitchen / canteen facilities at ground floor level
- / Floor to ceiling height of 2.7m
- / Suspended ceiling incorporating low energy recessed luminaries
- / VRF heating and cooling
- / Building energy management system
- / High speed passenger lifts
- / High quality male / female and accessible toilets with shower facilities
- / Impressive triple height reception / atrium area



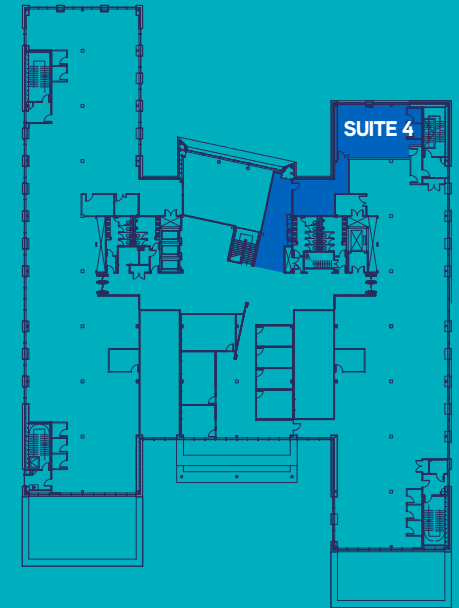
ACCOMMODATION

SUITE	SQ M	SQ FT	CAR PARKING
First Floor Suite 3	925	9,960	35
Second Floor Suite 4	164	1,767	6
TOTAL	1,089	11,727	41

First Floor



Second Floor



PRIME
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LEASE TERMS

The accommodation is held on a Full Repairing and Insuring lease expiring July 2032.

Our client is seeking to sub-let the remaining space for a negotiable period.

RENT

On application.

SERVICE CHARGE

A service charge will be applicable.
An estimate can be provided upon request.

ENTRY

The premises will be available for immediate entry.

EPC

The building has an EPC rating of B.

VAT

All figures quoted are exclusive of VAT.

RATING

Any ingoing occupier will be responsible for Local Authority Business Rates. Each suite will require to be assessed on occupation, however an estimate of Rates Payable is c £8.50/sq ft pa.

LEGAL COSTS

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

FURTHER INFORMATION

For further information please contact the joint agents.

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