

TO LET

GRADE A HIGH QUALITY OFFICE ACCOMMODATION

1,145 sq.m 12,328 sq. ft

BRIMMOND HOUSE

Kingswells Causeway / Prime Four Business Park / Kingswells / Aberdeen AB15 8PU



SCAN TO
VIEW VIDEO

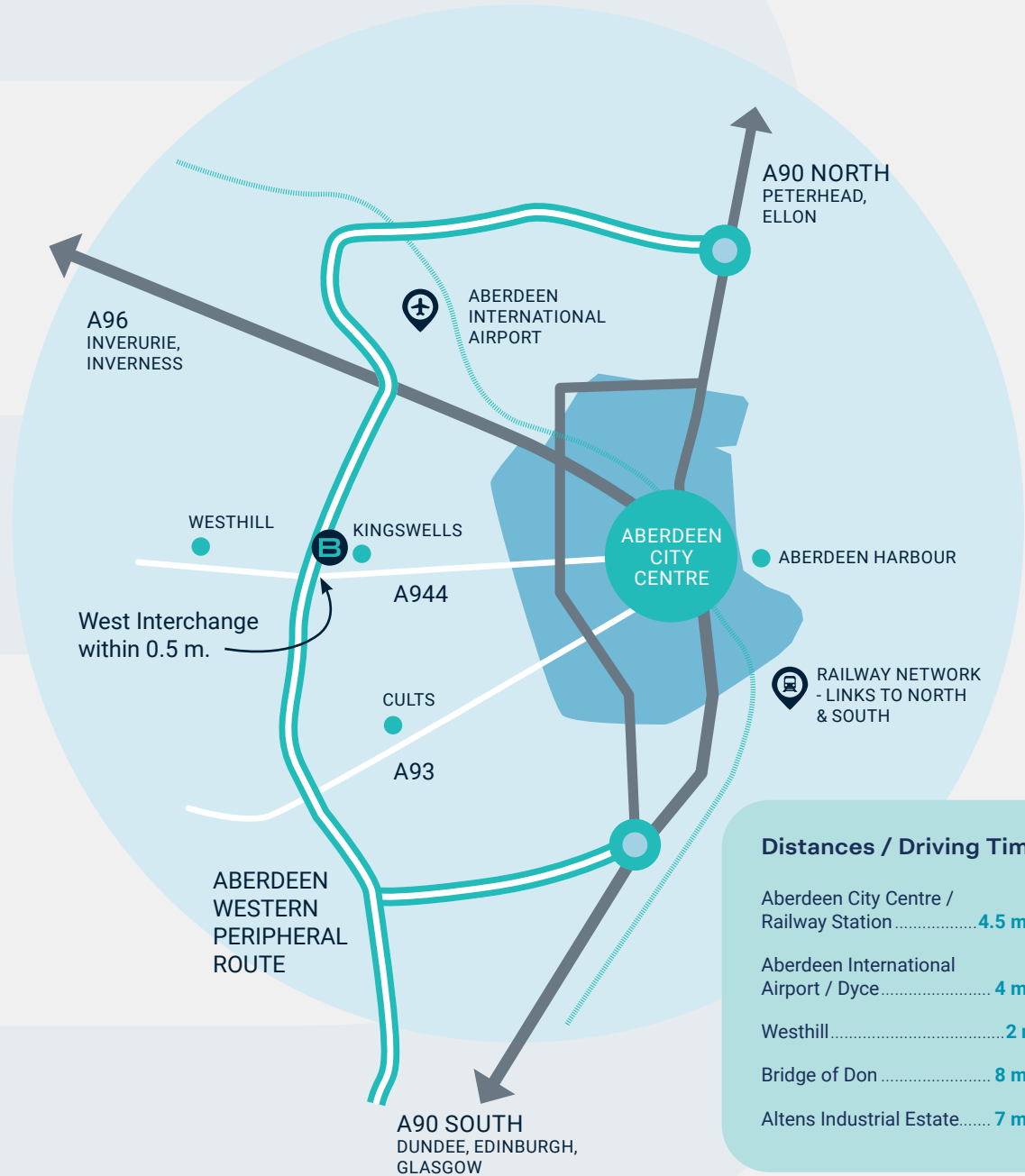
BRIMMOND HOUSE



> LOCATION

The property is located in Prime Four Business Park within the suburb of Kingswells, approximately 5 miles west of Aberdeen City Centre.

- > Prime Four is a world class Business Park, hosting some of Aberdeen's most significant employers within an attractive managed environment.
- > The Park benefits from a superb strategic location, reinforced by already strong transport links to Aberdeen International Airport and the city centre. The building is located off the arterial A944 with the west interchange of the Aberdeen Western Peripheral Route (AWPR) situated less than half a mile to the immediate west. The AWPR provides rapid access to the north and south of the City and has drastically reduced commuting times.
- > The integrated transport options are further enhanced by the existing Park and Ride facility which is linked to Prime Four and offers regular bus routes to and from Aberdeen, together with a link to the cycle path connecting the city centre and Westhill.
- > The building is adjacent to the Forecourt, the social hub of the park comprising a 148 bed Urban Village hotel and health club with Starbucks and Bar & Grill, the Fresh deli, multi-use sports pitch and Kingswellies Nursery.
- > The town of Westhill is situated 2 miles to the west of the Business Park and offers further amenities and services which include Starbucks, McDonalds, Tesco supermarket and a host of retailers including M&S in Westhill Shopping Centre.
- > Surrounding commercial occupiers within the park include CNOOC, Apache, Equinor, Schlumberger, Harbour Energy, Lloyds Register and SSE.



Distances / Driving Times

Aberdeen City Centre / Railway Station	4.5 miles / 20 mins
Aberdeen International Airport / Dyce	4 miles / 10 mins
Westhill	2 miles / 5 mins
Bridge of Don	8 miles / 15 mins
Altens Industrial Estate	7 miles / 15 mins

> DESCRIPTION

Brimmond House, completed in 2014, is a landmark Grade A office building.

The building is home to TAQA Bratani Ltd and has been completed to a headquarter level specification and benefits from the following features:

- > Grade A open plan office accommodation
- > Full raised access floor incorporating gromits for small power and data
- > Stunning triple height reception area with manned reception
- > Metal suspended ceiling incorporating LG7 light fittings
- > Numerous common break out areas and meeting rooms
- > Retained fit out with meeting space and tea prep areas
- > Ability to retain high quality fit-out furnishings and CAT 6 cabling (plug and play)
- > Dedicated male and female WC's, changing and shower facilities
- > Fully fitted internal gym
- > Fully catered canteen facilities
- > 40 car parking spaces (1 space per 309 sq ft) and bike racks
- > Managed business park environment with on-site security staff



BRIMMOND
HOUSE

> Reception

> ACCOMMODATION

Brimmond House extends to 76,620 sq ft, arranged over ground and 3 upper floors. The ground floor area currently provides reception, canteen, gym and ancillary facilities.

The office accommodation is located on the upper floors and is split between the north and south wings of the property.

The available office accommodation is featured within the first floor North wing and extends to 1,145 sq. m; 12,328 sq.ft.

The suite is predominantly open plan in nature featuring a series of private offices, meeting rooms and tea prep areas. Additional meeting rooms on the same floor form part of the offered space which are accessed from the adjacent common atrium area. The space offers a 'plug and play' opportunity with IT cabling and furniture solution.



BRIMMOND
HOUSE

> Office Suite

> Break out area



First Floor North Suite (incl meeting rooms) 1,145 sq. m 12,328 sq.ft.







> Canteen



> Canteen

> LEASE TERMS

The building is held on a Full Repairing and Insuring lease though until 27th January 2034, the Head-Tenant being Transocean Drilling (UK) Limited. TAQA Bratani Limited have a Sub-lease on a co-terminus nature. The available office space is offered on a Sub-under lease basis. Schlumberger occupy space within the building on the same basis.

Rent: £25 sq.ft.

> SERVICE CHARGE

By virtue of the building being multi-tenanted a Building Service Charge has been set up to account for the costs associated with operation, maintenance and repair of the common areas. This includes use of the canteen and the gym out with peak hours. Further information can be provided on request.

> RATEABLE VALUE

The current Rateable Value of the Building is £1,240,000 which equates to £9.05 sq. ft payable, adopting the applicable rate poundage of £0.559.

> LEGALS COSTS

Each party will be responsible for their own costs in connection with legal fees, Land and Buildings Transaction Tax, registration dues and any VAT thereon.

> AML

In accordance with both HMRC and RICS guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, personal and or detailed financial and corporate information will be required prior to any transaction concluding.

> EPC

The EPC rating of the building is B+. The building is also BREEAM rated 'Very Good'.



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> FURTHER INFORMATION



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