

TO LET

FLEX@ ABERDEEN
BUSINESS PARK

FIRST FLOOR SUITE
CAMPBELL HOUSE
DYCE DRIVE, DYCE, AB21 0LQ



SUITES FROM **284 SQ.M (3,057 SQ.FT)**
TO **1,468.7 SQ.M (15,809 SQ.FT)**

Excellent parking provision

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High quality office suites
Flexible terms and
incentive packages
tailored to meet occupier
specific requirements

FLEX@ THE CONCEPT

Flexibility is the letting strategy at Campbell House. To cater for occupiers business needs Flex@ offers:

- > Flexible lease terms – leases from 12 months upwards will be considered
- > Highly flexible incentive packages depending on occupier needs and lease terms
- > Flexible rental packages can be inclusive of service charges and terminal dilapidations, depending on other terms and financial covenant



LOCATION

- > Situated on the well established Aberdeen Business Park
- > Accessed via Dyce Drive and Dyce Avenue
- > Adjacent to Aberdeen International Airport

- > The new AWPR provides easy access to all parts of the city and beyond with drive times significantly reduced to all peripheral business locations and airport. Kirkhill House is within 0.4 miles of the Dyce Link to the AWPR

TRAVEL TIMES

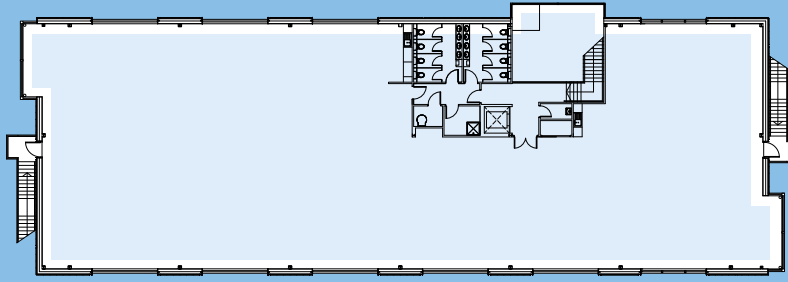
Aberdeen International Airport.....	2 min
Westhill	10 min
Bridge of Don.....	15 min
City Centre.....	20 min
Train / Bus Station	21 min
Altens	21 min

DESCRIPTION

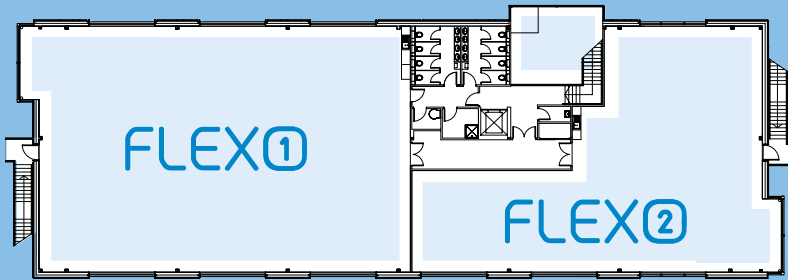
The first floor of Campbell House provides modern open plan refurbished office accommodation, whilst the ground floor benefits from the previous tenant's fitout, which can be left in situ or removed depending on a tenant's requirements. In general the property benefits from the following specification:

- > Comfort cooling and raised access floors throughout
- > Clear floor plate allowing complete flexibility for tenant's fit-out
- > Tea prep area and w.c facilities
- > Excellent parking provision
- 52 car parking spaces (1:300 sq.ft)
- > EPC - available on request

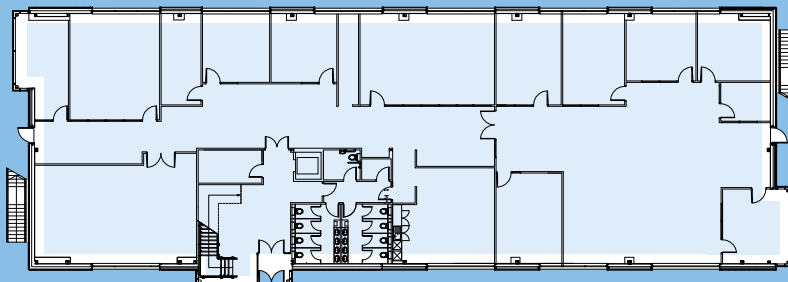




*indicative floor plan



*indicative floor plan



*indicative floor plan

FLEXIBILITY IS THE LETTING STRATEGY AT CAMPBELL HOUSE. TO CATER FOR INDIVIDUAL OCCUPIERS BUSINESS NEEDS FLEX@ OFFERS AN EASY AND BESPOKE SOLUTION TO OCCUPATIONAL REQUIREMENTS.

AVAILABLE SUITES*

Campbell House is available as a whole, on a floor by floor basis or alternatively suites from c 3,000 sq.ft can be created on each floor.

CAMPBELL HOUSE (following sub division)

Suite	Area sq.m	Area sq.ft
First Floor	728.2	7,838
Ground Floor	728.7	7,844
Reception	34.7	374
Total	1,491.60	16,056
inc Limited Use of	23	247
Effective NIA	1,468.6	15,809

RATEABLE VALUE

The Rateable Values will be reassessed on the basis of occupation and tenants will have the ability to appeal the Rateable Values.

VAT

Payable at the prevailing rate.

SERVICE CHARGE

A service charge will be payable for building and common area maintenance if multi let and for the upkeep and maintenance of the Business Park as a whole.

LEGAL COSTS

Each party to bear their own legal costs. LBTT and Registration dues to be payable by the tenant.

TO DISCUSS HOW WE CAN ACCOMMODATE YOUR FLEXIBLE BUSINESS NEEDS AT FLEX@ CAMPBELL HOUSE, PLEASE CALL EITHER OF THE JOINT AGENTS:



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