

2ND FLOOR B3 ABERDEEN

Aberdeen International Business Park
Dyce Drive | Aberdeen | AB21 0BR



**TO LET 6,000
TO 25,791 SQ FT**

Prime, fully fitted, open plan
offices with unbeatable on-site
staff amenities



**TAKE AN
IMMERSIVE TOUR**

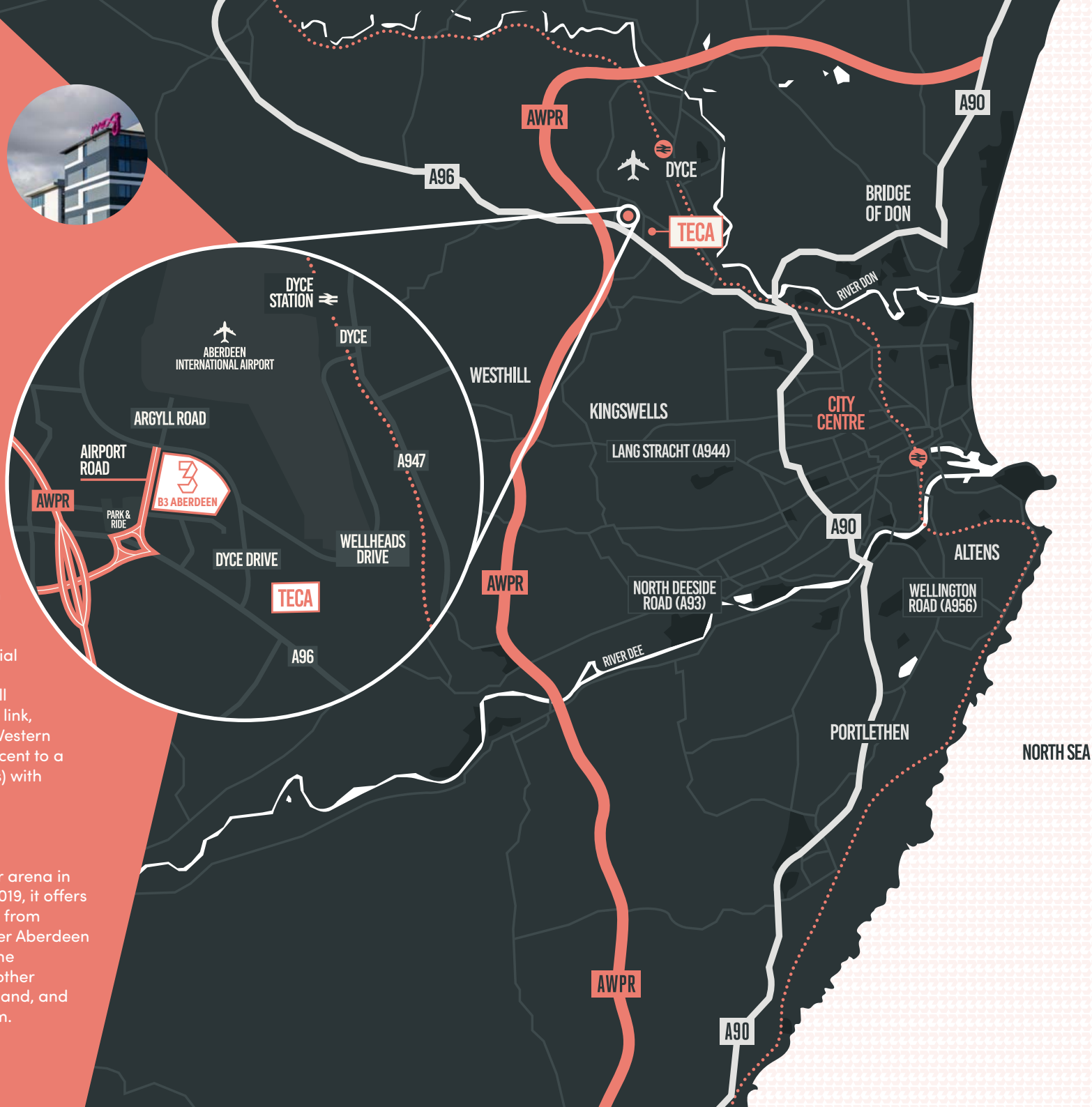


LOCATION

AIBP is located in Dyce to the north of Aberdeen, directly adjacent to Aberdeen International Airport and the new Aberdeen Event Complex - P&J Live - which provides a world class conference and exhibition arena. The area is an established commercial destination, surrounded by a mix of office, industrial and hotel/leisure users, and is well served by transport routes. There is a direct link, in both directions, to the AWPR (Aberdeen Western Peripheral Route) and the building sits adjacent to a large Park & Ride (providing 996 car spaces) with direct bus links to Aberdeen City Centre.

TECA

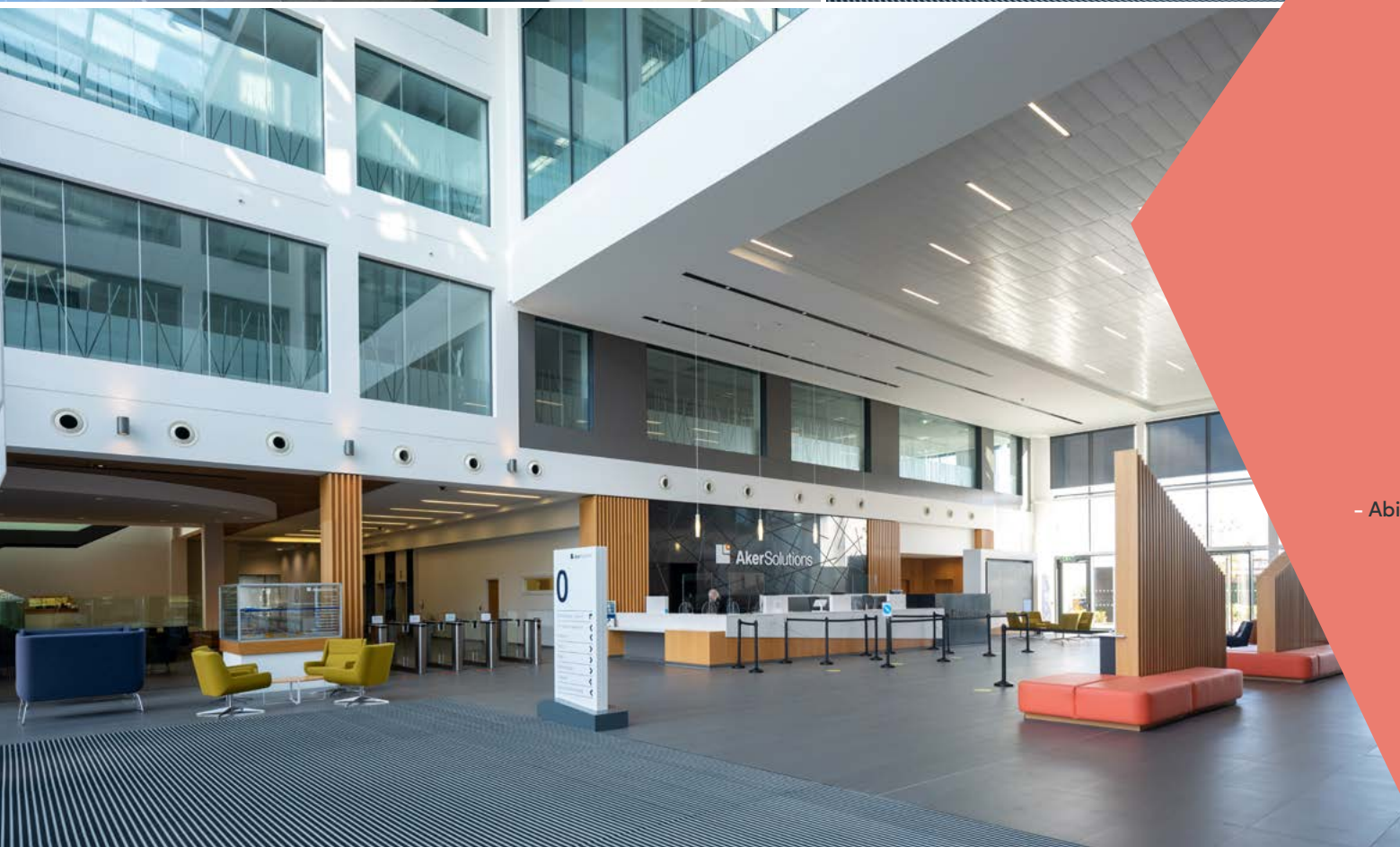
P&J Live (also known as The Event Complex Aberdeen - TECA) is a multi-purpose indoor arena in Dyce, adjacent to AIBP. Opened in August 2019, it offers a capacity for all types of shows and events from 5,000 to 15,000 people. Replacing the former Aberdeen Exhibition and Conference Centre (AECC), the 10,000 seat arena is used for concerts and other events. It is the largest indoor arena in Scotland, and the fifth largest arena in the United Kingdom.





**AIBP OFFERS SOME
OF THE BEST QUALITY
OFFICE ACCOMMODATION
CURRENTLY AVAILABLE IN
ABERDEEN.**

**THE BUILDING IS ARRANGED IN
THREE IDENTICAL WINGS AND
HAS BEEN DESIGNED TO A HIGH
SPECIFICATION. IT OFFERS ITS
OCCUPANTS BRIGHT, EFFICIENT,
OPEN PLAN FLOOR PLATES WITH
UNRIVALLED ON-SITE AMENITIES.**

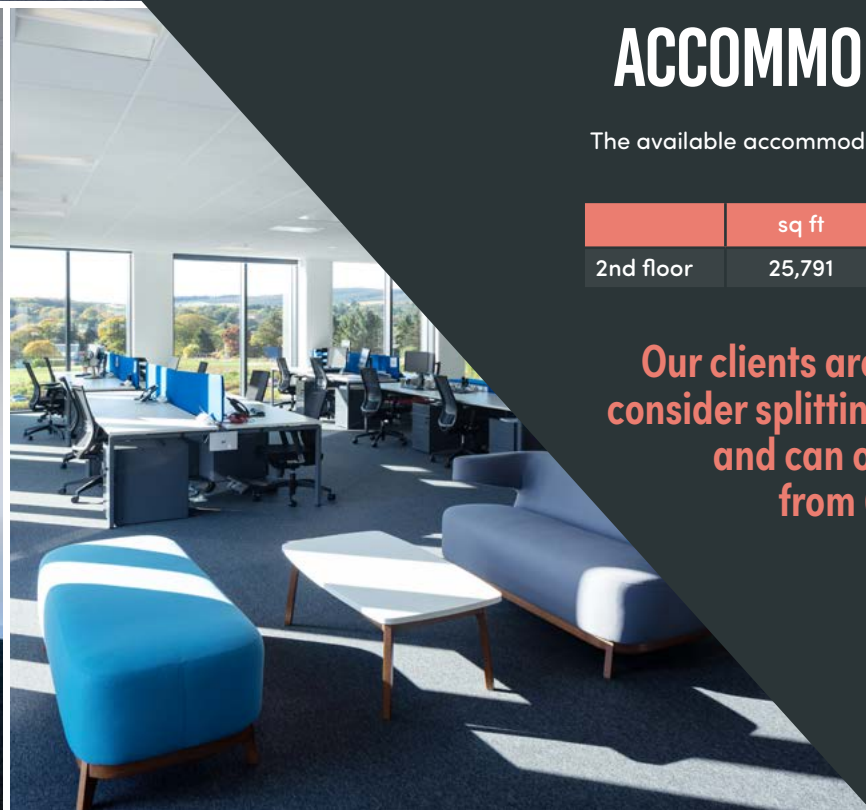
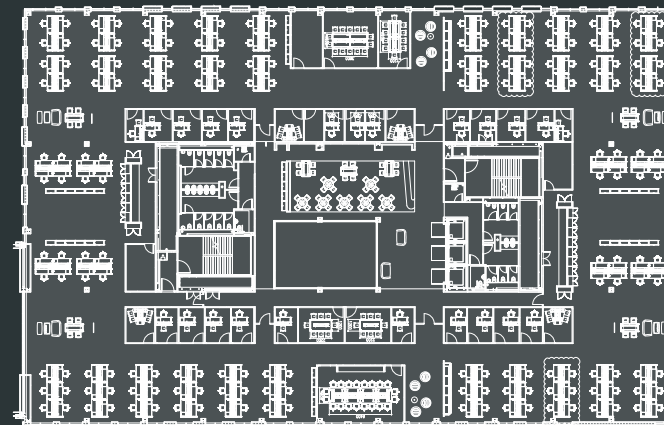


- Modern, highly prominent, HQ office building
- Fully fitted and furnished office space
- Ability to tailor suite size to suit occupiers requirements
 - Flexible sub-lease terms available
 - Unbeatable on-site staff amenities
 - 113 car spaces (1 space per 228 sqft)



FLOOR PLAN

Fully fitted with 201 workstations



ACCOMMODATION

The available accommodation comprises the following:

	sq ft	sq m
2nd floor	25,791	2,396.06

Our clients are willing to consider splitting the floor and can offer suites from 6,000 sq ft upwards

SPECIFICATION

B3, AIBP benefits from the following Grade A specification:

- Metal raised floor with 140mm clear void. Fully cabled.
- VRF air conditioning.
- Metal Suspended ceiling with LG7 compliant lighting.
- Clear floor to ceiling height of 2.9m.
- 3x 13 person lifts, serving all floors.
- BREEAM 'Excellent'.

The wider building also offers the following:

- A variety of restaurants and cafés situated on the ground floor.
- Outdoor sports pitch, squash courts, gym & indoor sports hall.
- An on-site nursery.
- Showers and changing facilities.
- Bookable conference and meeting room facilities.



SERVICE CHARGE

The current service charge (until 1st January 2021) equates to £8.00 per sq ft. Further details are available on request.

RATES PAYABLE

The second floor has a Rateable Value of RV: £538,020. Based upon the current commercial rate poundage of 51.7p (2019/2020) this suggests the rates payable is approximately £10.79 per sq ft.

RENT

The rent passing under the existing lease equates to approximately £17.00 per sq ft.

TERMS

Our clients have a lease over the premises until 31st January 2035. Ideally our clients are seeking to dispose of their leasehold interest for the remaining term however consideration will be given to flexible sub-leases to suit any occupiers size or occupational requirements.

EPC

This property has been graded as 13 (B).

FURTHER INFORMATION

Viewings are highly recommended and arranged through the sole letting agents:



Craig Watson
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Ewan Scott
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