



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

To Let
14,821 sq ft

Modern Grade A office suite featuring an existing fit-out and extensive parking



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Summary

- Rent: £26.50 per sq ft Passing Rent
- Business rates: £10.63 per sq ft
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B
- Lease: Assignment
- Terms: Held on a lease by Transocean Onshore Support Services Limited until 21st October 2029

Further information

- [View details on our website](#)

Contact & Viewings



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Description

Secure a modern 14,821 sq ft Grade A office suite in Aberdeen's prestigious Prime Four Business Park. Ready for immediate occupation, this turnkey space boasts a premium £1.2 million fit-out, 50 dedicated parking spaces, strong ESG credentials, and a valuable capped service charge to ensure total financial predictability for occupiers

Location

Prime View is situated in Aberdeen's highly prestigious Western office corridor within Prime Four, the city's premier business park. Connectivity here is superb, located just four miles west of the city centre with immediate access to the AWPR and an adjacent Park & Ride facility.

The park acts as a major corporate hub, placing you alongside world-class occupiers like Equinor and Petrofac. Staff will love the local amenities, which include a Village Hotel with a pool and Starbucks, Kingswells Nursery, and great on-site dining



Specifications

Generally Prime View offers a high quality and energy-efficient specification which includes:

- Open panoramic views to surrounding areas
- "Very Good" BREEAM Rating • EPC Rating: "B"
- Full raised access floors (fully carpeted)
- Clear floor to ceiling height of 2.7m
- Suspended ceiling incorporating low energy recessed LED luminaires
- VRF heating and cooling system
- Building energy management system
- High-speed passenger lifts (3x 13 person 1,000kg lifts & 1x 26 person 2,000kg lift)
- High-quality male/female and disabled toilet facilities with shower facilities
- 10 unisex showers, 80 lockers for the building and a drying room
- Multi-faith room & Quiet Room
- Impressive triple height reception/atrium area
- 14 motorcycle and 92 cycle spaces
- Balcony space with amazing views
- 14 visitor car spaces, including 3 accessible spaces

Terms

This suite is let to Transocean Onshore Support Services Limited on a lease which expires on 21st October 2029. Our clients are ideally seeking to assign their leasehold interest, alternatively consideration will be given to sub-leases on flexible terms. Subject to negotiation,

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st - 1st Floor West	14,821	1,376.92	£26.50	£10.63	£15.57	Available
Total	14,821	1,376.92	£26.50	£10.63	£15.57	





