

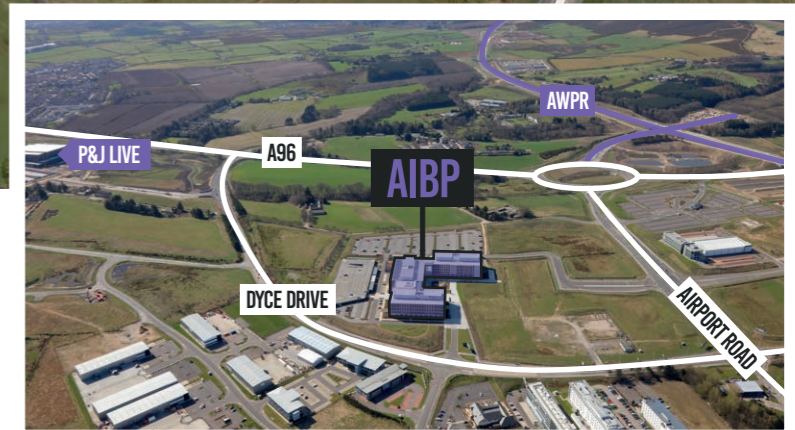
ABERDEEN INTERNATIONAL BUSINESS PARK





**ABERDEEN INTERNATIONAL
BUSINESS PARK
DYCE, ABERDEEN, AB21 0BR**

- Ready for Immediate Occupation
- Highly Flexible Office Accommodation and Lease Terms Available
- Occupiers include Aker Solutions, BP, Oceaneering, TWMA, Havfram, Met Office, HSE and Kuehne & Nagel
- 465 sq m (5,000 sq ft) to 3,000 sq m (32,000 sq ft)



ENVIABLE LOCATION IMMEDIATELY ADJACENT TO ABERDEEN INTERNATIONAL AIRPORT

CONNECTIVITY

Dyce is recognised as one of Aberdeen's established commercial locations. Aberdeen International Business Park (AIBP) is prominently located on Dyce Drive approximately 6 miles north west of Aberdeen city centre. AIBP is also accessible from Airport Road which connects to the Aberdeen Western Peripheral Route (AWPR) at Craibstone Junction giving occupiers quick and easy access to the strategic transport network.

Aberdeen International Airport is within walking distance from AIBP and one of the UK's fastest growing airports with flights to over 40 domestic and international destinations. It is complemented by the world's largest commercial heliport.

Aberdeen railway station is only 6 miles away whilst Dyce railway station is only 5 minutes from AIBP offering regular services to the north and south of the city.

Aberdeen's new exhibition and conference centre, P&J Live, is located 800m east of AIBP. P&J Live will broaden the appeal of the north east to business and leisure visitors on a global scale and includes a 12,500 capacity arena, over 500,000 sq ft of exhibition space as well as two hotels.

ONE OF ABERDEEN'S MOST ENVIRONMENTALLY FRIENDLY BUILDINGS



500+ solar panels on the building's roof, supplying back into the National Grid



BREEAM Rating 'Excellent'



BMS controlled HVAC system



EPC rating of 'A'



VRF 3 pipe comfort-cooling system



LG7 compliant low energy recessed luminaires



80 bike stands and 70 lockers in access controlled bike shed



12 electric charging points



PROMINENT LANDMARK BUILDING OF THE HIGHEST QUALITY

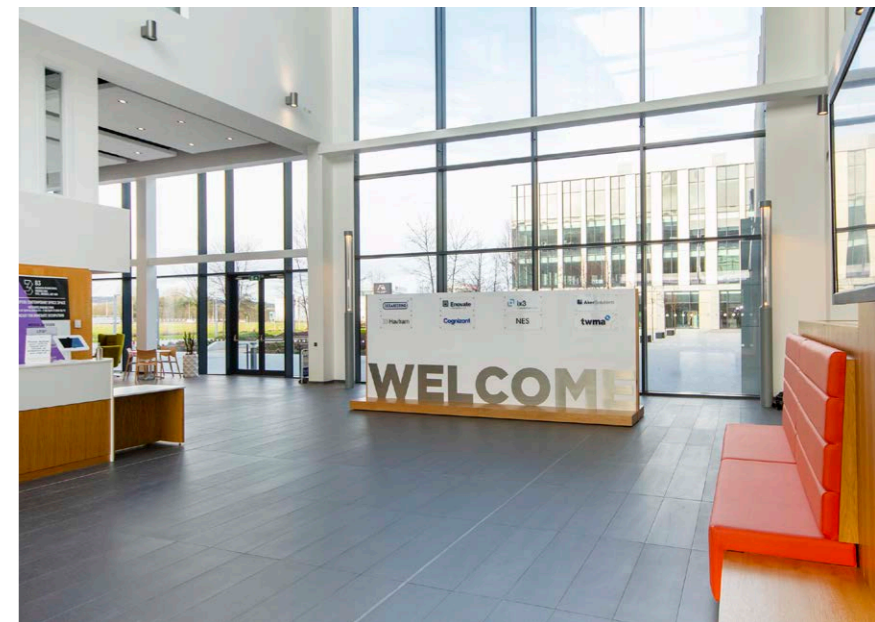
SUMMARY SPECIFICATION

- Floor to ceiling heights of 2.9m in offices and 4.2m in ground floor reception
- Fully raised access floors with 140mm clear void flood wired with power and data
- 3x13 person high speed passenger lifts to all floors
- Maximum out of town car parking standards (1:240 sq ft)

FIT-OUT

All floors benefit from a high quality fit-out in situ featuring the following:

- Carpeted flooring
- Large social areas on each floor
- Open plan office areas
- Cellular office and meeting rooms around the central core
- Comms room with data wired back



SUPERB CONTEMPORARY OFFICE SPACE WITH SUITES AVAILABLE FROM 5,000 SQ FT

ACCOMMODATION

The following space is available:

	SQ M	SQ FT
Level 3, Building 2	2,521.39	27,140
Level 1, Building 3	453.92	4,886
Total	2,975.31	32,026

There is potential to sub-divide Level 3, Building 2 to create smaller suites.

Similarly, further accommodation could potentially be made available within the building to accommodate larger occupational requirements.



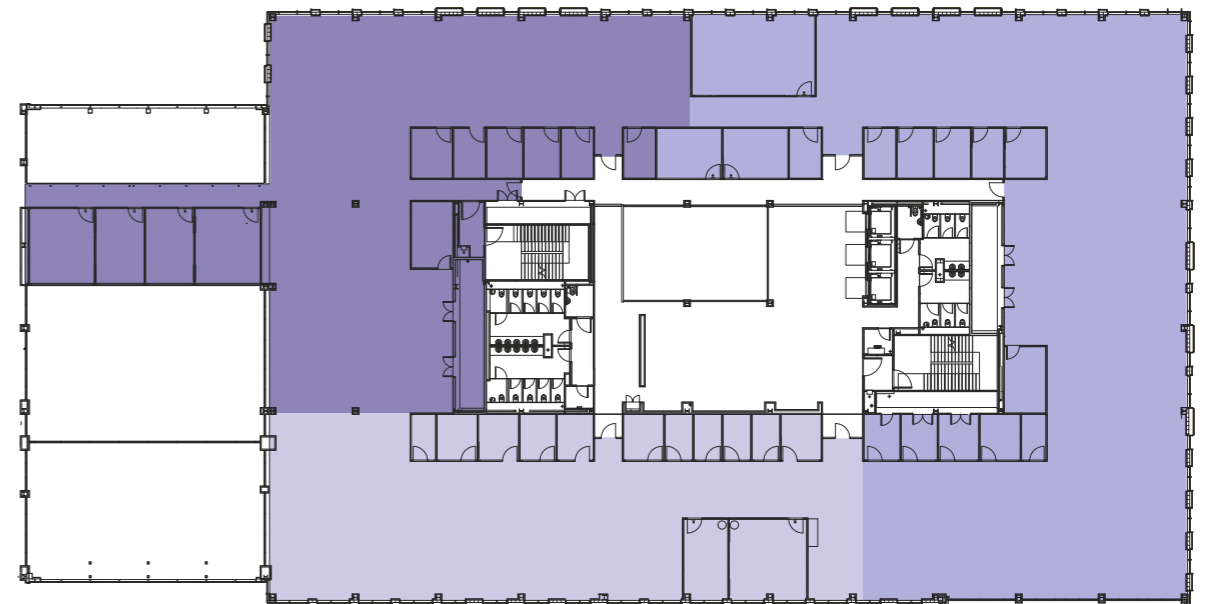
LIGHT FLOODED FLOOR PLATES OFFERING AN IMPRESSIVE SPECIFICATION

LEVEL 1, BUILDING 3



*Indicative floor layouts only

LEVEL 3, BUILDING 2
POTENTIAL SUB-DIVISION



*Indicative floor layouts only



LEASE TERMS

The subjects are available on effective Full Repairing and Insuring terms for a period to be agreed. Any long term lease will be subject to periodic upwards only rent review.

RENT

£20.00 per sq ft.

SERVICE CHARGE

Service charge will be applicable. Further information is available on request.

ENTRY

The premises are available for immediate occupation.

UNRIVALLED ON-SITE AMENITIES

Amenities available to occupiers within AIBP include the following:

- Restaurant and Lunch Deli
- Coffee Shop
- Multi-Gym/Fitness Centre
- Fitness Studios
- Sports Hall
- Outdoor Sports Pitch
- Squash Courts
- Showers
- Landscaped Campus
- Bicycle Racks
- Nursery (Spaces Subject to Availability)
- Putting Green

EPC

The building has an EPC rating of 'A'.

RATING

The occupier will be responsible for all local authority business rates in relation to the accommodation occupied. An estimate can be made upon request.

B2ABERDEEN.COM

FURTHER INFORMATION

For further information please contact the joint letting agents.



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