

OFFICE TO LET

# AIBP BUILDING 3 LEVEL 2

 HUTCHEON  
MEARNS  
REAL ESTATE



Aberdeen International Business Park, Dyce Drive, Dyce, Aberdeen, AB21 0BR  
1,075 SQ M (11,571 SQ FT)

## LOCATION

Aberdeen International Business Park (AIBP) is located to the north west of the city adjacent to Aberdeen International Airport and P&J Live – which provides a world class conference and exhibition arena.

The surrounding area is regarded as one of the prime business locations in the city and is home to a range of office, industrial and hotel/leisure users and is well served by transport routes. There is a direct link to the AWPR and the building sites adjacent to a large Park & Ride with direct bus links in the city centre.

Surrounding occupiers include Oceaneering, DNV, Aker Solutions and TWMA.



## DESCRIPTION

AIBP comprises of one of Aberdeen's most environmentally friendly buildings which offers ready-to-occupy Grade A office accommodation. The subjects comprise of an office suite located on Level 2 within Building 3 of the complex.

The specification includes:

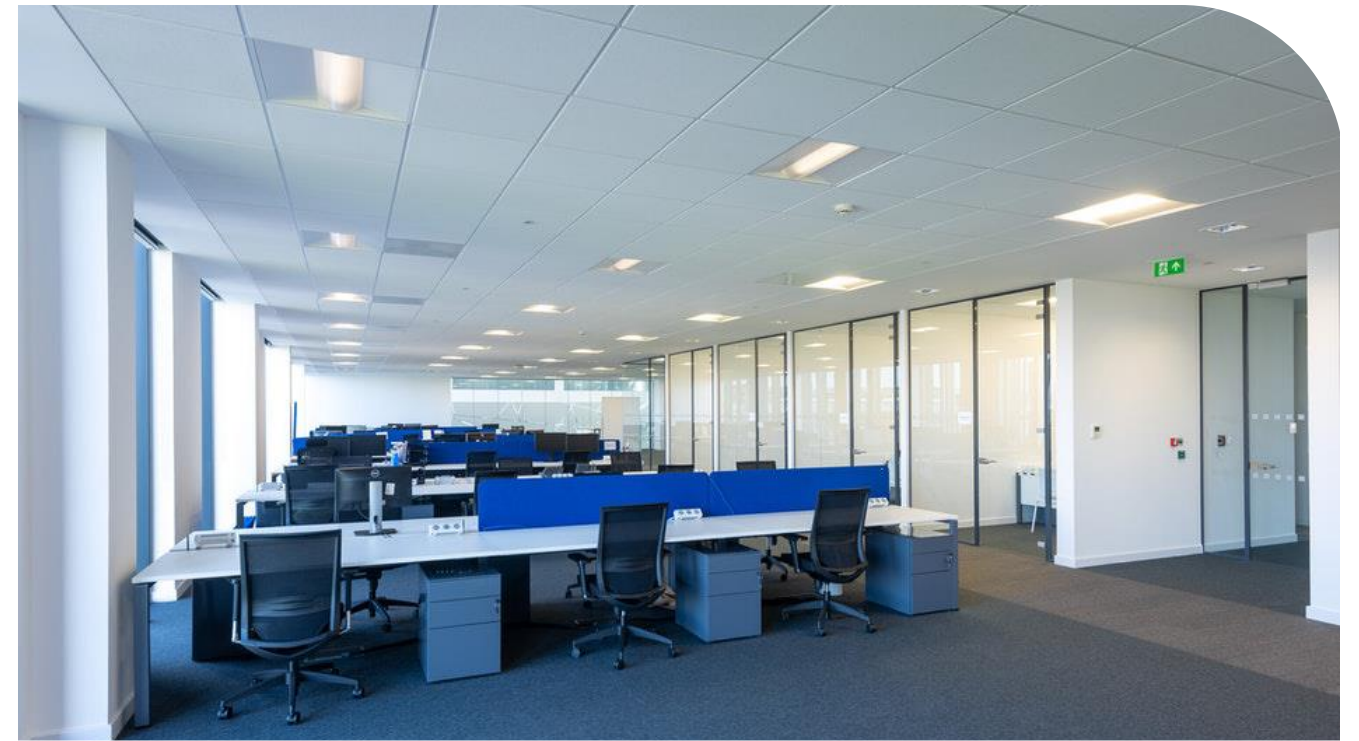
- Metal raised access floor with 140mm clear void
- VRF air conditioning
- LG7 lighting
- Clear floor-to-ceiling height of 2.9m
- BREEAM – Excellent
- 3 no 13 person lifts, serving all floors
- EPC Rating – A

In addition, the wider building offers a range of unrivalled on-site amenities including restaurant and deli, coffee shop, gym, sports hall, bicycle racks and electronic car chargers.

## FIT OUT

The suite benefits from an existing high-quality fit-out in situ which includes carpeted flooring, open plan office areas, mixture of cellular offices and meeting rooms and all fully data cabled.

Furniture is also included making the space ready to walk in.



## ACCOMMODATION

The suite extends to the following net internal floor area:

	SQ M	SQ FT
Building 3, Level 2	1,075	11,571

## CAR PARKING

48 spaces (1 space per 240 sq ft)

## LEASE TERMS

Our clients have a lease over the premises until 31<sup>st</sup> January 2035, however, will consider sub-letting on flexible terms. Any longer-term lease will incorporate upward only rent reviews at regular intervals.

## RENT

£22.00 per sq ft

## RATES PAYABLE

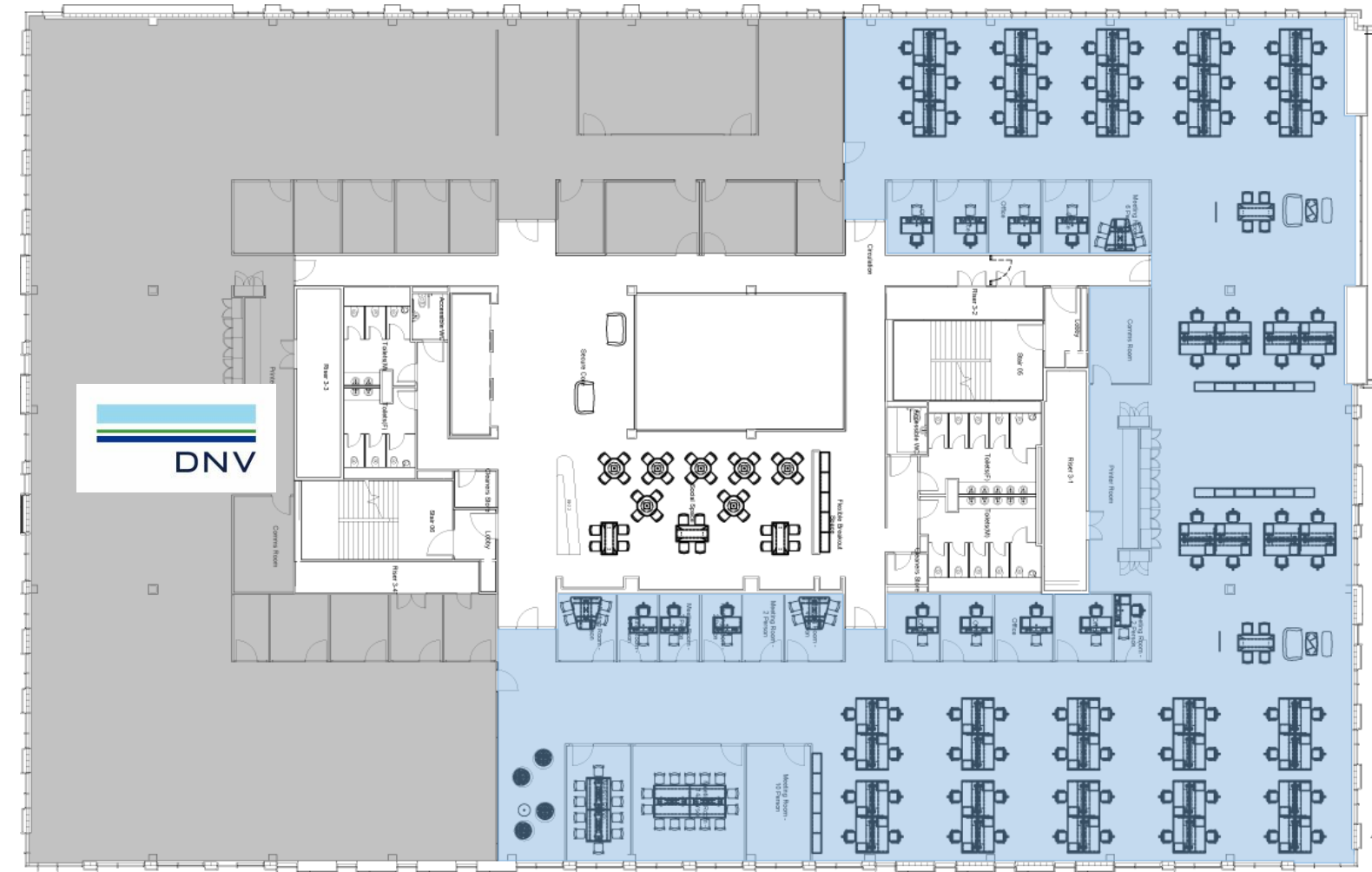
c. £9.80 per sq ft

## SERVICE CHARGE

£9.50 per sq ft

## LEGAL COSTS

Each party will be responsible for their own legal costs. The tenant will be liable for any LBTT and Registration Dues in the normal manner



## VIEWING & FURTHER INFORMATION



**Iain Landsman**

Managing Director

 [iain.landsman@hm-re.co.uk](mailto:iain.landsman@hm-re.co.uk)

 07880 480 298

 2 Queens Road, Aberdeen, AB15 4ZT

Important Notice. Hutcheon Mearns Real Estate Limited, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hutcheon Mearns Real Estate Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

October 2023

 **HUTCHEON  
MEARNS  
REAL ESTATE**