

Offices To Let

Kettock Lodge

Campus 2, Balgownie Drive, Bridge of Don
Aberdeen AB22 8GU

Flexible office suites

Suites from 201.51 sq m (2,169 sq ft) up to 955.81 sq m (10,288 sq ft)

aeip.co.uk





Accommodation

Available Suites	SQ M	SQ FT
B	201.51	2,169
G	199.91	2,152
H	755.90	8,136
Total	1,157.32	12,457

These areas are measured on a NIA basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

Lease Terms

The suites are available to lease on Full Repairing and Insuring Terms for a duration to be agreed.

Parking

Ample on site parking available and electric car charging points available.

Rent

On application.

Service Charge

A service charge will be applicable for the maintenance and upkeep of the office and Park.

Rateable Value

The tenant will be responsible for rates payable. An estimate of rates payable can be provided upon request.

Entry

The offices are available for immediate occupation, subject to conclusion of missives.

EPC

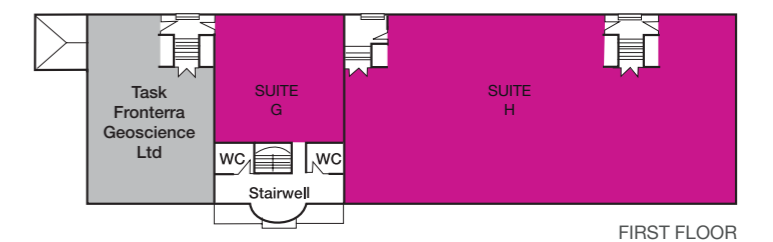
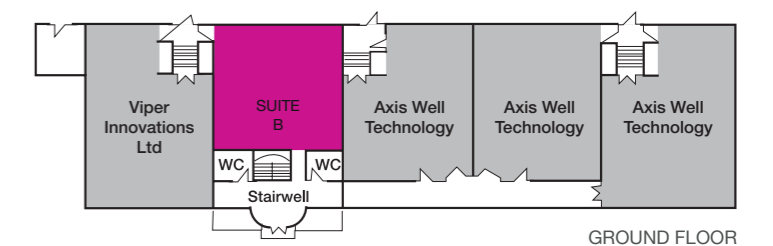
The property has an Energy Performance Rating of D. A copy of the certificate is available upon request.



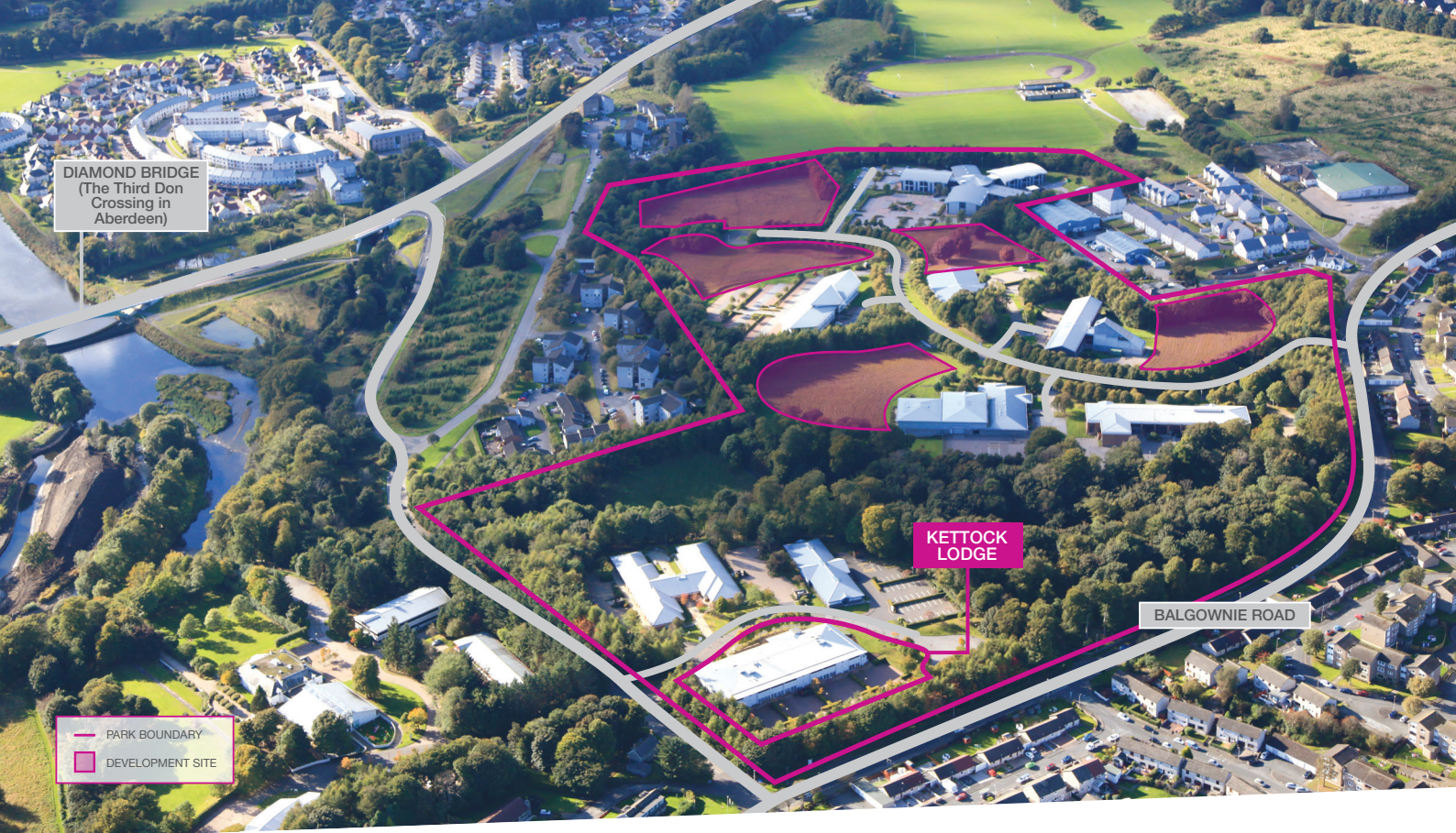
Legal Costs

Each party to bear their own legal costs arising from the transaction.

Indicative Floor Plan



■ Suites available to lease



Viewing and Further Information

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