

Donside House

Campus 1,
Balgownie Road, Bridge of Don,
Aberdeen AB22 8GT

High quality office premises.
Open plan office suites with excellent car parking provisions.



Bright & Spacious

Donside House is a bright and modern office building providing flexible, generously sized work spaces in an inspiring environment in Campus 1 of Aberdeen Innovation Park.

Donside House offers a total of 21,848 sq ft of adaptable office space across four suites spread over two floors. Each unit has an extensive 5,300 sq ft of unfurnished floorspace, allowing you to create a work environment that perfectly reflects your company's unique brand and culture.

The flexible layout options enable you to adapt the space to your specific needs, from open-plan areas and collaboration spaces to individual offices and private meeting rooms.

The building features a welcoming reception area staffed from 9am to 5pm, providing a professional and friendly point of contact for your visitors.



Convenience & Comfort

Donside House offers a range of convenient facilities: the ground floor suite includes a spacious boardroom, ideal for hosting meetings, presentations, or training sessions. Each suite also contains its own kitchen area and the building benefits from dedicated parking, ensuring easy access for you and your employees. You can enjoy the benefits of an established outdoor environment featuring beautiful woodland walks, an on-site nursery and a range of local amenities nearby.

The Innovation Park is near the main routes to the north and south of the city and close to the Diamond Bridge over the River Don. Aberdeen City Centre is within 10 minutes' drive and Aberdeen Airport is just 20 minutes away.



Flexible Terms

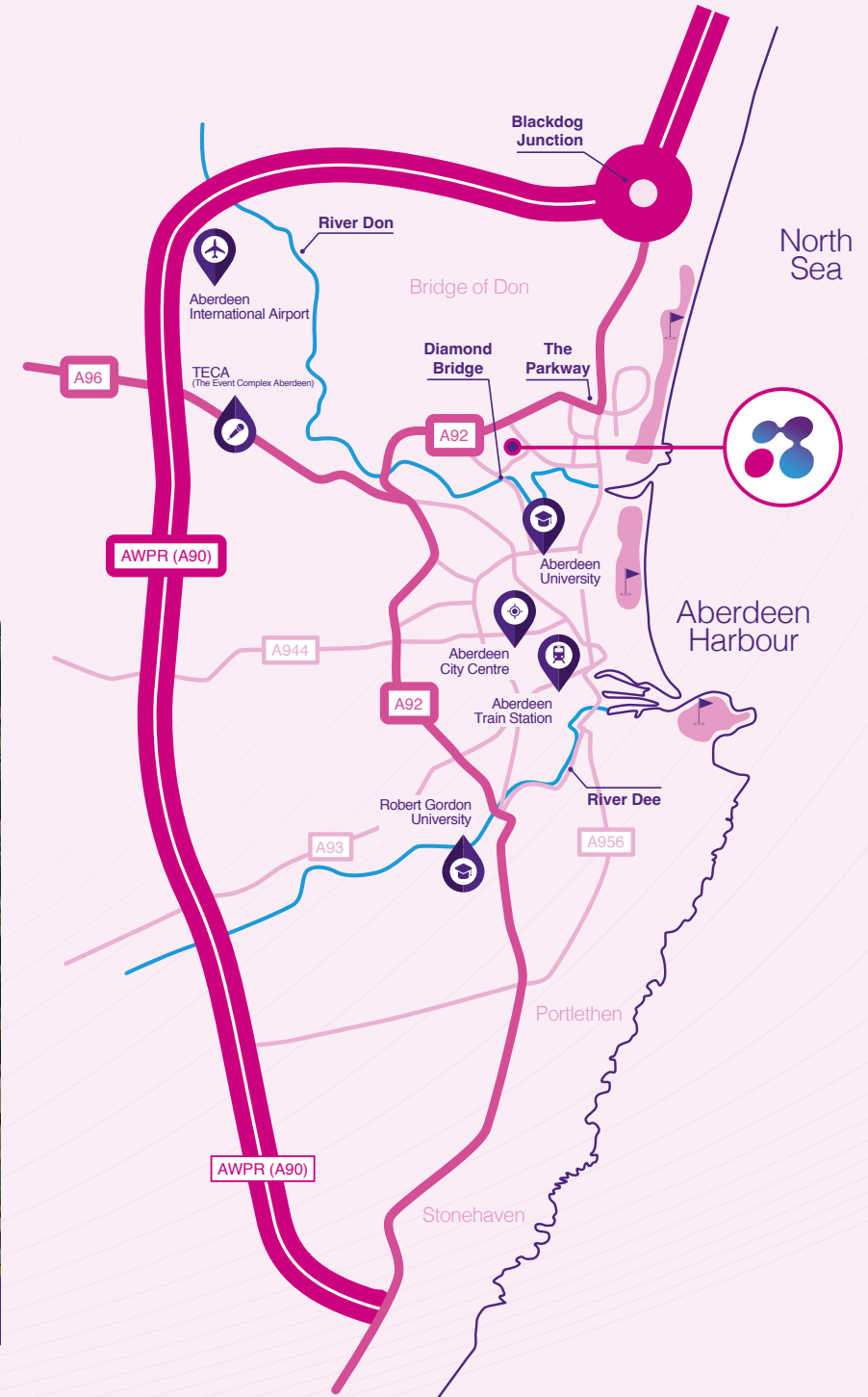
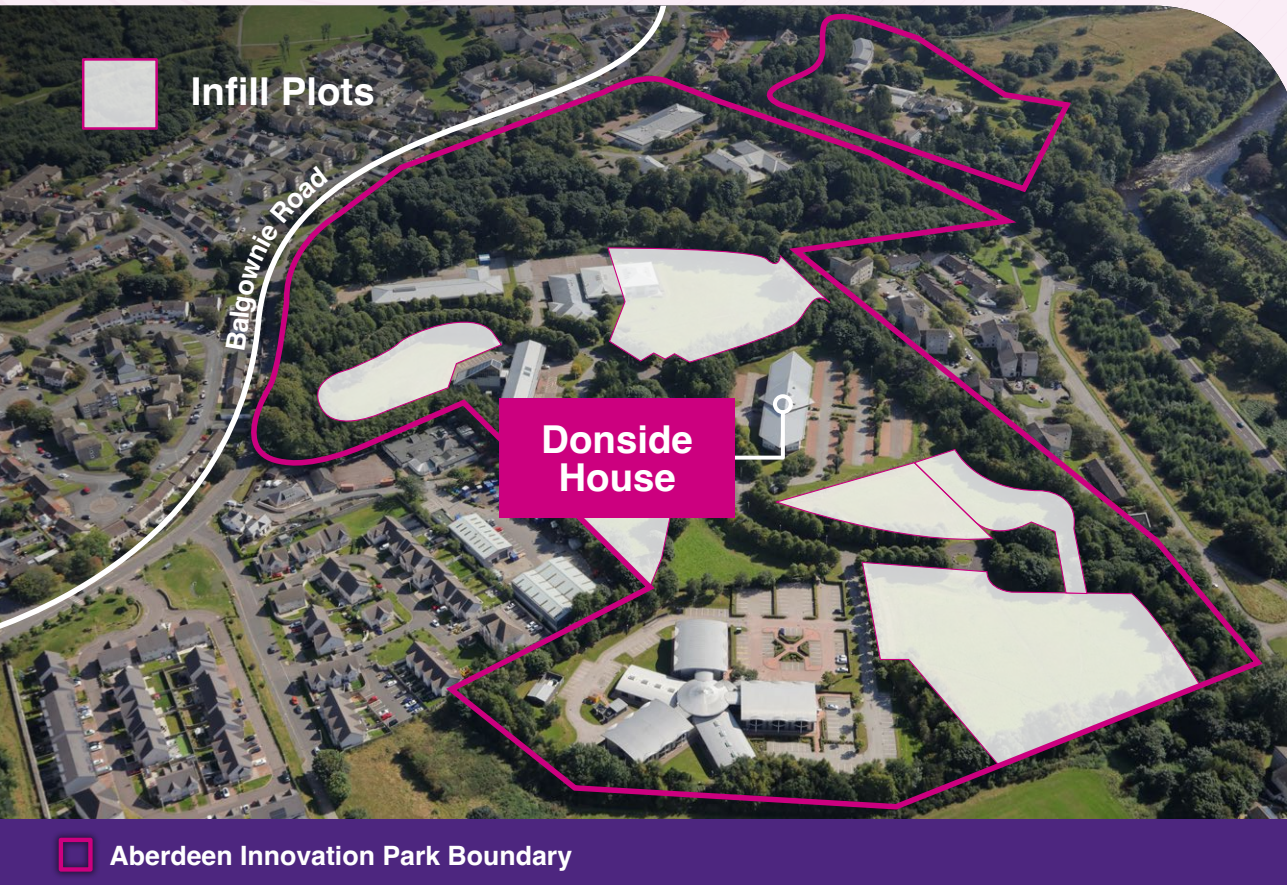
We aim to accommodate the individual requirements of your business, offering competitive lease terms and flexible options. We will be happy to discuss lease durations and other details and aim to tailor a package that fits your needs.

We encourage you to get in touch with our friendly team to discuss your specific ambitions and arrange a viewing.



Location

Donside House has easy access to the Aberdeen city centre and to the airport which boast excellent national and international scheduled air services, whilst there are also good road and rail links north and south of the city.



Accommodation

Space available from 496 sq m (5,338 sq ft) up to 1,014.6 sq m (10,839 sq ft).

Lease Terms

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

Entry

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



Indicative Floor Plan



Availability

Available Suites	SQ M	SQ FT
First East Wing	518.6	5,501
Ground West Wing	496	5,338



Donside House

Campus 1, Balgownie Road, Bridge of Don, Aberdeen AB22 8GT



Rent

On application.

Rateable Value

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

Legal Costs

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

Service Charge

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

EPC

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

Viewing and Further Information

enquiries@aberdeenenergypark.com
01224 933 003

Ryden

Arron Finnie
07880 716 900
arron.finnie@ryden.co.uk

Daniel Stalker
07887 751 090
daniel.stalker@ryden.co.uk



Matthew Park
07810 599 964
matthew.park@knightfrank.com