

TO LET

CBP

PAVILION 3
CRAIGSHAW BUSINESS PARK

CRAIGSHAW ROAD, ABERDEEN, AB12 3QH

- ↘ 279.0 SQ.M (3,003 SQ.FT)
- ↘ Excellent parking provision
- ↘ High quality office suite
- ↘ Flexible terms and incentive packages tailored to meet occupier specific requirements





LOCATION

- Craigshaw Business Park is a well established business location situated approx. 2 miles south of Aberdeen city centre
- Accessed via Craigshaw Road and adjacent to the A96 (Wellington Road)
- City centre and main trunk road network is easily accessible
- The new AWPR provides easy access to all parts of the city and beyond with drive times significantly reduced to all peripheral business locations and airport
- Existing occupiers include STV, EthosEnergy, Petrotechnics and Bureau Veritas

TRAVEL TIMES

City Centre / Train / Bus Station	7 min
Stonehaven	15 min
Westhill	15 min
Dyce	20 min
Aberdeen International Airport	20 min
Bridge of Don	30 min

DESCRIPTION

Pavilion 3 provides a modern office suite at ground floor level within a multi-let office pavilion, other occupiers being STV and Petrotechnics. The suite benefits from:

- Shared reception facilities
- Comfort cooling and raised access floors throughout
- Clear floor plate allowing complete flexibility for tenant's fit-out
- Tea prep areas and w.c facilities within the suite
- Excellent parking provision - 11 car parking spaces (1:273 sq ft)
- EPC - D

AVAILABLE SUITES

The available accommodation is contained within Pavilion 3 is as follows:

Suite	sq.ft	sq.m
Ground Floor	3,003	279.0

RATEABLE VALUE

Occupiers will have the ability to appeal the rateable value. The suite may benefit from Fresh Start Rates Relief which provides full rates relief for the first 12 months of occupation. Rateable Value: £62,000 exc parking.

LEASE

Available on Full Repairing and Insuring terms for a negotiable lease duration. Any medium to long term lease will incorporate upward only rent reviews at regular intervals.

RENT

£15.00 psf, exclusive of VAT.
VAT
Payable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs. LBTT and Registration dues to be payable by the tenant.

SERVICE CHARGE

Applicable for common area and building maintenance.

For further information please contact the joint marketing agents:



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