COMING SOON

CONSTRUCTION OF A HIGH IMAGE AND HIGH SPECIFICATION INDUSTRIAL UNIT IS SET TO COMMENCE AT ABERDEEN GATEWAY BUSINESS PARK. THIS SPECULATIVE DEVELOPMENT WILL COMPRISE A UNIT EXTENDING TO 1,347 SQ M (14,500 SQ FT).

The Development

Aberdeen Gateway is a fully serviced business park comprising a total of 45 developable acres. The site was first established in 2008 and existing occupiers include Total, National Oilwell Varco, Hydrasun, Ensco, Tetra Technologies, Coretrax and Specialist Piping Materials.

The new unit will comprise a high quality workshop facility with high specification offices arranged over two storeys, fully secure concrete yards and excellent car-parking provision.

INDUSTRIAL UNIT

HIGH QUALITY INDUSTRIAL SPACE WITH OPEN PLAN OFFICE ACCOMMODATION

HIGH QUALITY INDUSTRIAL SPACE WITH OPEN PLAN OFFICE ACCOMMODATION

KEY FACTS:

- SPECULATIVE DEVELOPMENT TO COMMENCE OF INDUSTRIAL UNIT
- 1,347 SQ M (14,500 SQ FT)
- GRADE A SPECIFICATION
- MIXTURE OF OFFICES, WORKSHOP AND SECURE YARD
- EXCELLENT CAR-PARKING PROVISION
- SALE OR LEASE TERMS AVAILABLE
- STRATEGICALLY LOCATED – EXCELLENT TRANSPORT LINKS
- IDEAL WORKING ENVIRONMENT
- FULLY ESTABLISHED PRIME BUSINESS PARK

COMING SOON

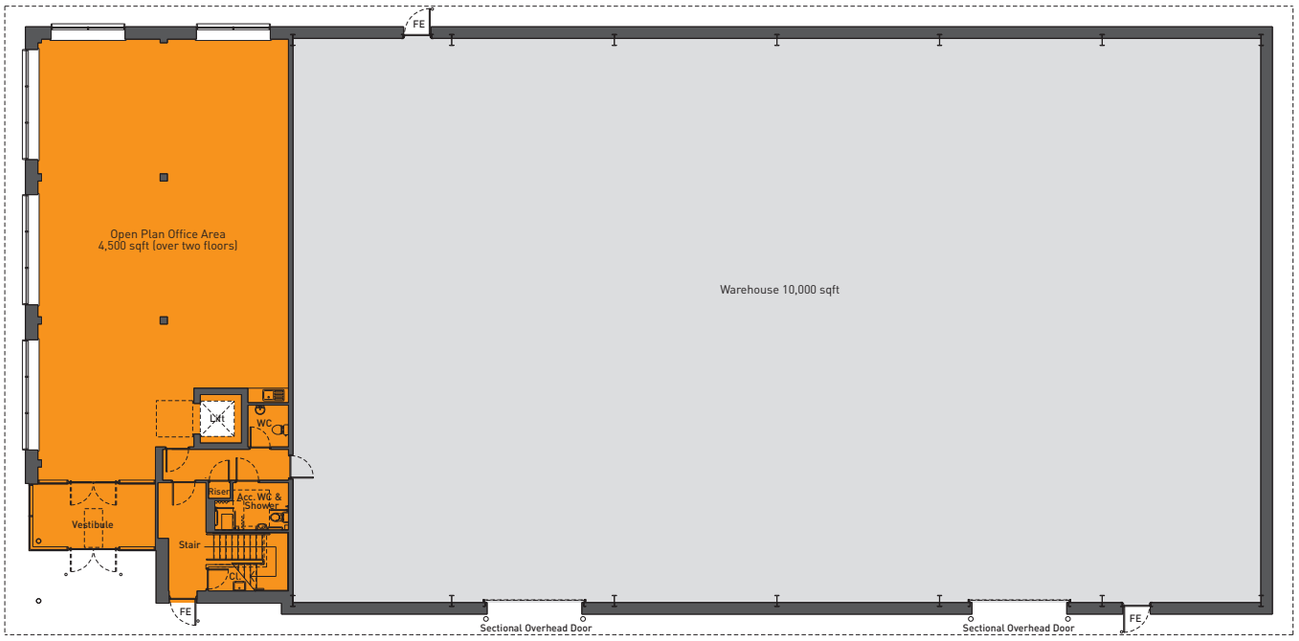
INDUSTRIAL UNIT – FLOORPLAN

WAREHOUSE	OFFICE	YARD
929 sq m (10,000 sq ft)	418 sq m (4,500 sq ft)	929 sq m (10,000 sq ft)

All sizes are approximate.

Office Space

Industrial Space



SPECULATIVE INDUSTRIAL UNIT

Location

Aberdeen Gateway is the new prime commercial and business location, located to the South side of the city, and is the natural extension to Altens Industrial Estate, providing companies with a prime location with space to grow. The site lies alongside the main access point into Aberdeen City Centre, the A90, and the junction with the A956 into Aberdeen Harbour. The proposed Aberdeen Western Peripheral Route is proposed to link into the A90, directly adjacent to Aberdeen Gateway and this will substantially improve links to the Airport and the North.

Illustrative Specification

The specification includes the following:

INDUSTRIAL

- Floor loading of 35.0kN/m²
- 3 Phase electrical supply
- 2 x electrical roller shutter doors
- Minimum of 7.0m 'floor to haunch'

OFFICE ELEMENT

- Set over two levels
- Steel feature staircase
- DDA compliant
- 1 x 8 person passenger lift
- Toilet provision on each level
- VRV heating and cooling system
- VDU compliant lighting within the suspended ceiling
- Floor to ceiling height of 2.7m (clear)

Terms

The buildings will be available to lease upon practical completion for a minimum lease period of 10 years, incorporating 5 yearly rent reviews. Alternatively sale terms will be provided to interested parties.

Rent

Available on request.

Price

Purchase terms are available on application.

Energy Performance Certificate (EPC)

The subjects have a target EPC rating of B.

Entry

Date of entry upon conclusion of legal missives.

FOR MORE INFORMATION CONTACT THE JOINT AGENTS:

Ryden.co.uk
01224 588866

Paul Richardson
paul.richardson@ryden.co.uk

Ewan Robertson
ewan.robertson@ryden.co.uk

Knight Frank
01224 644 272
KnightFrank.co.uk

Katherine Monro
katherine.monro@knightfrank.com

Eric Shearer
eric.shearer@knightfrank.com

A DEVELOPMENT BY:

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