

MODERN OFFICE PAVILION

- > NIA – 901.87 SQM (9,708 SQFT)
- > CAPABLE OF SUB-DIVISION
- > 29 CAR PARKING SPACES
- > ASSISTANCE WITH FIT OUT AVAILABLE

BROCHURES ARE AVAILABLE AT MORRISONS OFFICE OPPOSITE

TO LET

PAVILION 4, KINGSEAT BUSINESS PARK, NEWMACHAR, AB21 0UE

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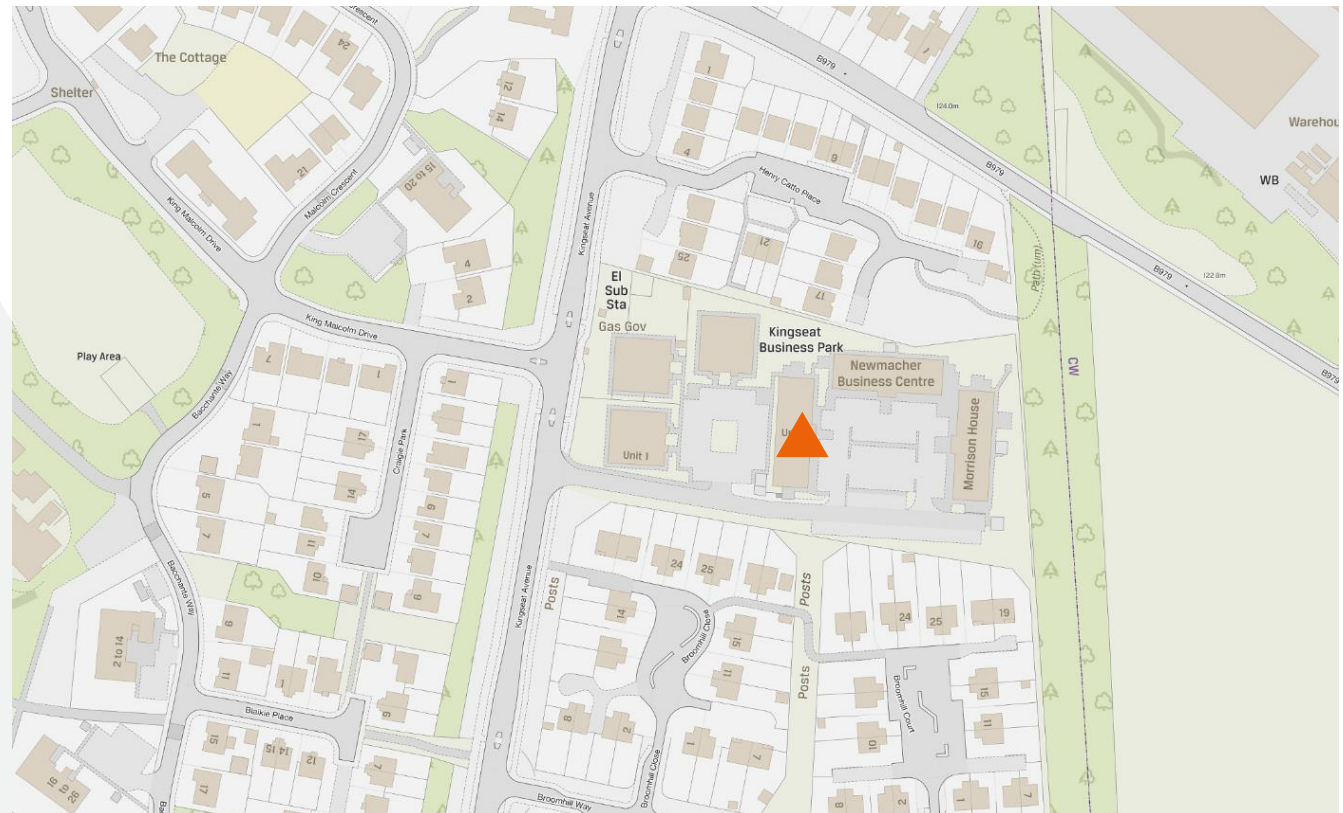


Modern office pavilion which provides an excellent working environment for occupiers.

LOCATION:

The subjects are located in a tranquil setting and provide an excellent working environment for occupiers with extensive amenities located in the nearby settlements of Newmachar and Dyce.

The location of the offices provides rapid access to both Aberdeen International Airport and also to the main industrial estates within Dyce and Bridge of Don. The area has been further enhanced by the opening of the Aberdeen Western Peripheral Route (AWPR) making the subjects easily accessible from all parts of the City and Shire.



DESCRIPTION

Pavilion 4 comprises a detached two storey headquarters style office pavilion. The office building is of modern construction incorporating a feature central granite block section and further Fyfestone and timber panelling. Internally, the accommodation is presented in a modern open plan layout and can be configured to accommodate occupiers' specific fit-out requirements to include:-

- > • Flexible open plan floor plates with no column interference
- > • Air conditioning/comfort cooling system
- > • Raised access floors
- > • Passenger lifts
- > • Full range of staff toilets, shower and kitchen facilities
- > • Full DDA compliance

The property has been constructed to accommodate a single HQ style operator however can readily be leased on a floor by floor basis.

CAR PARKING

29 exclusive car parking spaces are provided with the suite.

ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Ground Floor	452.99	4,876
First Floor	448.88	4,833
Total	901.87	9,708

The abovementioned floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

RATEABLE VALUE

The premises will require to be assessed upon occupation, however, an indicative figure can be provided upon request.

RENTAL

Upon application.

LEASE TERMS

Our clients are seeking to lease the premises on a full repairing and insuring basis for a negotiable duration.

PRICE

Offers are invited for our client's interest in the subjects.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Further information and a recommendation report is available to seriously interested parties on request.



For further information or viewing arrangements please contact the sole agents:

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