

TO LET: MODERN HIGH SPECIFICATION OFFICE

**ALBA
GATE**

UNDER NEW OWNERSHIP

STONEWOOD PARK, DYCE, ABERDEEN AB21 7DZ

- Prominent office building
- Directly opposite BP's global HQ
- Excellent transport links
- Mixture of open plan and cellular accommodation
- Exceptional car parking provision of 1 space to 234 sq.ft
- Available in whole or part from 464.52 sq.m (5,000 sq.ft) to 2,586.26 sq.m (27,839 sq.ft)



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AB21 7DZ

LOCATION

The property is located in a prime corner position at the entrance to Stoneywood Business Park, directly adjacent to BP's global HQ. Stoneywood Business Park is approximately five miles north west of Aberdeen city centre.

Surrounding occupiers include BP, Dril-Quip, SKF and BHGE.

Drivetimes (mins) from Alba Gate

DYCE RAILWAY STATION 04

ABERDEEN AIRPORT 05

AWPR 07

ABERDEEN CITY CENTRE 15



DESCRIPTION

Alba Gate comprises a modern, detached two storey office building, with an internal open courtyard set within an attractive landscaped site, extending to 1.751 acres (0.709 ha).

The building is finished to a high specification comprising:

- Mixture of open plan office space with a number of private offices/meeting rooms
- Full data cabling and raised access floor
- Comfort cooling
- Generous floor to ceiling height of over 2.8 metres
- Passenger lift
- Kitchen/Canteen facilities
- 119 car parking spaces providing a ratio of 1 space to 234 sq.ft

Floor Areas

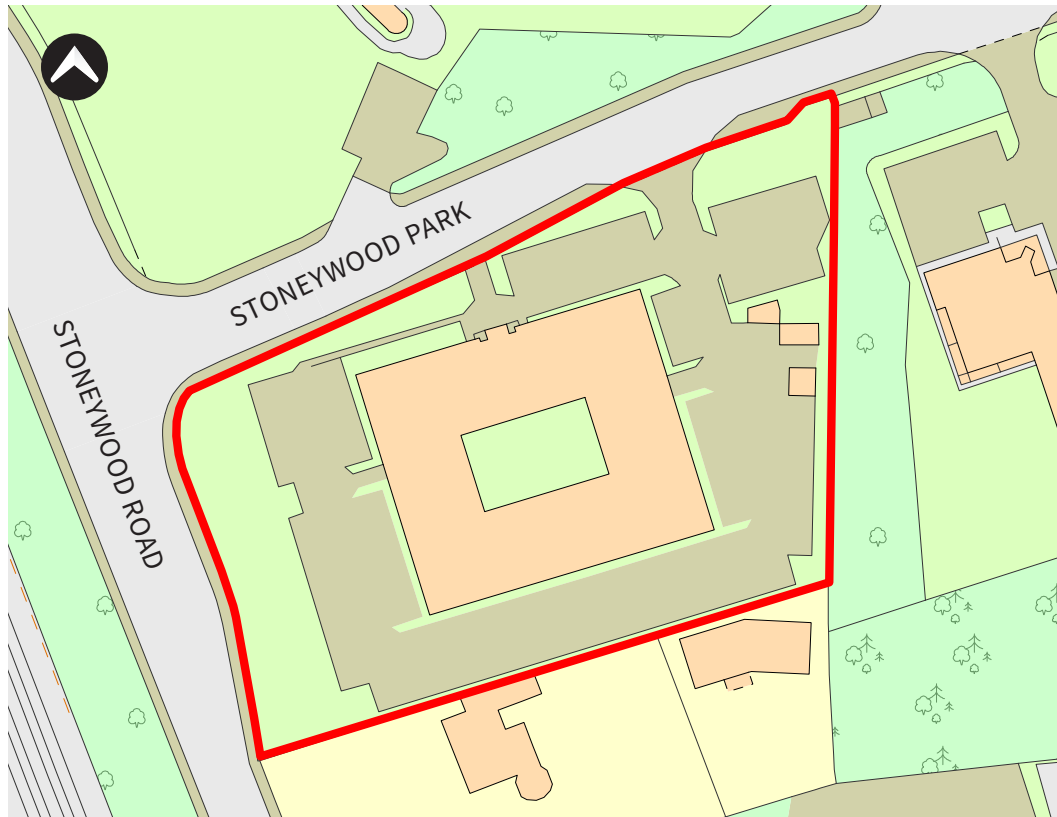
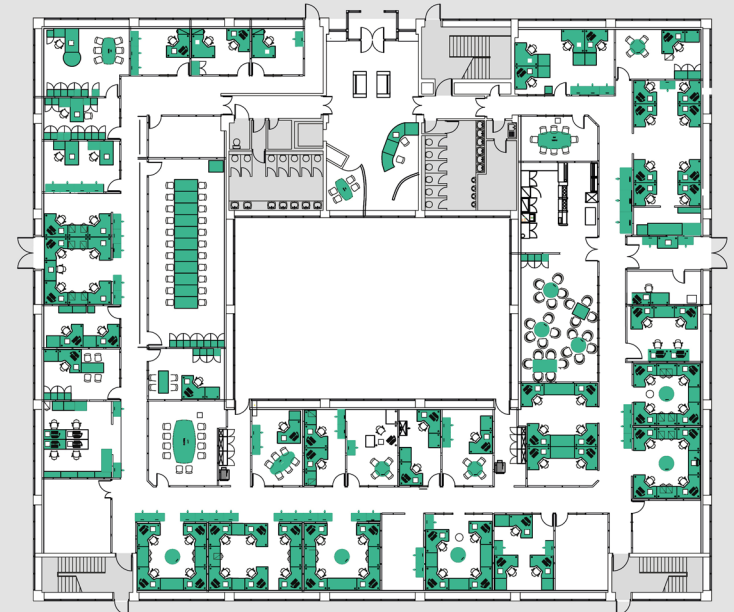
Floor	sq.m	sq.ft
Ground Floor	1,301.64	14,011
First Floor	1,284.62	13,824
Total	2,586.26	27,839



First Floor

INDICATIVE FLOOR PLANS

Ground Floor



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RATEABLE VALUE

£424,000. Any incoming occupier would have the opportunity to appeal the Rateable Value.

EPC

The property has an EPC rating of 'E'. Further information available upon request.

VAT

All figures quoted are exclusive of VAT.

PROPOSAL

The property is available to let either in whole or in part with suites available from 464.52 sq.m (5,000 sq.ft).

SERVICE CHARGE

A service charge will apply should the building be leased in part for the upkeep and maintenance of common areas.

From: 464.52 sq.m (5,000 sq.ft)

To: 2,586.26 sq.m (27,839 sq.ft)

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RENT

Rent from £9.50 per sq.ft.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS & OFFERS

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in the Scottish Legal Form.

FURTHER INFORMATION

For further information please contact the joint letting agents.



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