

# TO LET

CBP

## PAVILION 2 CRAIGSHAW BUSINESS PARK

CRAIGSHAW ROAD, ABERDEEN, AB12 3QH

- Suites from 234 sq.m (2,521 sq.ft) to 1,036 sq.m (11,155 sq.ft)
- Excellent parking provision
- High quality office suites
- 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 2 is a modern detached office pavilion arranged over ground and first floor benefitting from the following:

Reception area

Comfort cooling and raised access floors throughout

Open plan floor plates incorporating internal partitioning creating office and meeting spaces, reducing occupiers' capex on fit-out

Tea prep areas and w.c facilities serving each suite

Excellent parking provision - 35 (1:319 sq ft)

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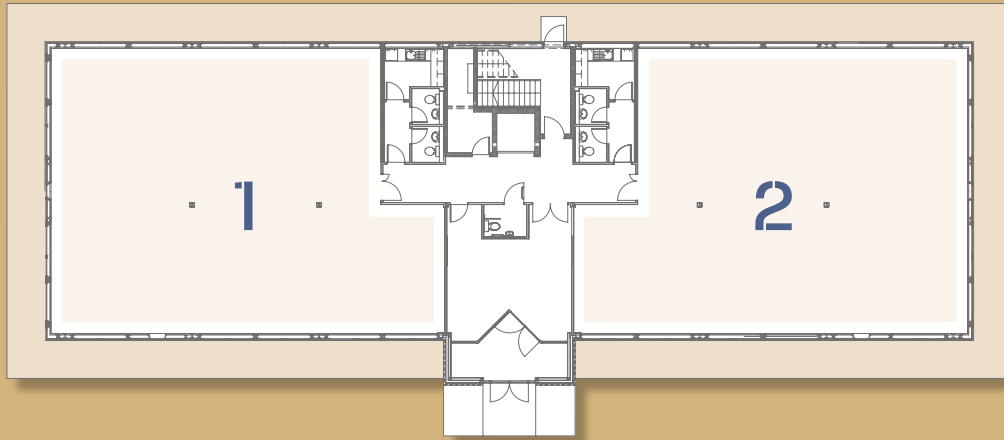
Available as a whole, suite by suite or as combination thereof



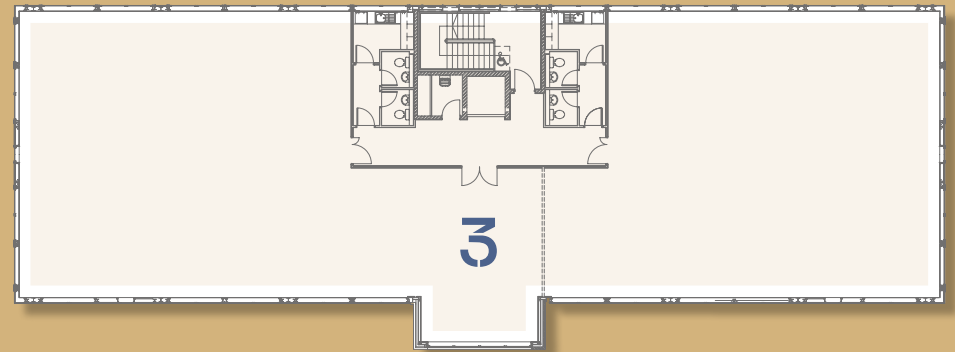
FLOOR PLANS

Indicative floor plans: internal partitioning in situ.

GROUND FLOOR



FIRST FLOOR



AVAILABLE SUITES

The available accommodation is contained within Pavilion 2 is as follows:

Suite	sq.ft	sq.m
Ground Floor - 1	2,522	234
Ground Floor - 2	2,521	234

Suite	sq.ft	sq.m
First Floor - 3	5,763	535
Ground Floor Reception	349	32
<b>Total</b>	<b>11,155</b>	<b>1,036</b>

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**RATEABLE VALUE**

£235,000. The rateable value will require to be reassessed if let on a suite by suite basis. Occupiers will also have the ability to appeal the rateable value. Occupiers of individual suites may have the ability to apply for Fresh Start Rates Relief which provides full rates relief for the first 12 months of occupation.

**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.

**SERVICE CHARGE**

Applicable for common area and building maintenance.

**LEGAL COSTS**

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



For further information please contact the joint marketing agents:

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