



→ CONNECTED
FOR BUSINESS

TO LET
IMMEDIATE
AVAILABILITY

HIGH SPECIFICATION BUSINESS UNITS



FROM 2,500 SQ.FT - 15,000 SQ.FT.

International Avenue, Dyce, Aberdeen, AB21 0BH

www.abzbusinesspark.com

CONNECTED FOR BUSINESS

ABZ Business Park is a first-class multi-use Business Park, adjacent to Aberdeen's International Airport and the Aberdeen Western Peripheral Route (AWPR).

Offering a wide variety of attractive, modern, high quality serviced office, industrial, hotel and restaurant space, the 70-acre development is home to many of Aberdeen's global energy and technology companies.

The park offers direct connectivity to the airport itself, nearby Dyce industrial estates as well as Aberdeen's state-of-the-art 48,000sqm events complex, P&J Live, all leading to road links to the A96 and AWPR.

As part of ABZ Business Park, you are truly connected for business.



Adjacent Aberdeen International Airport



Excellent connectivity to A96 & AWPR



Fully serviced office and industrial sites



Onsite hotels, restaurants & bars



Close to P&J Live Arena



ABERDEEN'S PROGRESSIVE BUSINESS PARK

For those going places

ABZ Business Park is a prime location with space to grow for expanding companies from a variety of sectors. In response, an array of high-quality office and industrial accommodation, suitable for cross sector business, trade and storage.

The development features desirable, highly functional working environments providing modern facilities finished to the highest standard.

ABZ is currently home to a number of oil and gas operator headquarters for companies including BP, Halliburton, Aker Solutions, Emerson and Schlumberger.

NEW BUILD, HIGH SPECIFICATION BUSINESS UNITS AVAILABLE FOR LEASE

The 70-acre business park features a suite of 15 new build units providing high quality accommodation ideal for a variety of uses including oil and gas firms, storage and distribution companies and trade counter operators. The units range in size from 2,500 sq ft to 15,000 sq ft and are available as a whole or individually.

Surrounding occupiers include Ethos Energy, Houlder, Teledyne Bowtech, SPX Flow and Aker Solutions.

NON-DOMESTIC RATES RELIEF

The ingoing tenant will benefit from 100% rates relief for the first 12 months under the 'New Entry/New Build' rates relief scheme. Interested parties should make their own enquires with the Local Authority.

SPECIFICATION

- Insulated composite cladding
- LED lighting in the workshop
- CAT 2 lighting in the offices
- 3-phase power supply
- Optimum energy efficiency levels
- Rooflight provision
- Internal blockwork walls
- Secure pedestrian entry system
- Electrically operated roller shutter door measuring 5.5m x 5.5m
- Provision includes office, toilet and shower facilities in each unit
- EPC Rating of 'A'





→ CONNECTED
FOR BUSINESS



Ryden LLP

Paul Richardson
paul.richardson@ryden.co.uk
Daniel Stalker
daniel.stalker@ryden.co.uk
T. 01224 588866



SAVILLS

Claire Herriot
claire.herriot@savills.com
Dan Smith
dan.smith@savills.com
T. 01224 971111

www.abzbusinesspark.com