

# Last Remaining Suite Office To Let Crombie Lodge

Campus 2, Balgownie Drive, Bridge of Don  
Aberdeen AB22 8GU

Flexible office suite with generous car parking.  
Office suite of 91.88 sq m (989 sq ft)

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### Accommodation

Available Suites	SQ M	SQ FT
Unit 8b	91.88	989

These areas are measured on a NIA basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

### Lease Terms

The suite is available to lease on Full Repairing and Insuring Terms for a duration to be agreed.



### Rent

On application.

### Service Charge

A service charge will be applicable for the maintenance and upkeep of the office and Park.

### Rateable Value

The tenant will be responsible for rates payable. An estimate of rates payable can be provided upon request.

An incoming tenant may qualify for rates relief if qualifying.

### Entry

The suite is available for immediate occupation, subject to conclusion of missives.

### EPC

The property has an Energy Performance Rating of E. A copy of the certificate is available upon request.

### Parking

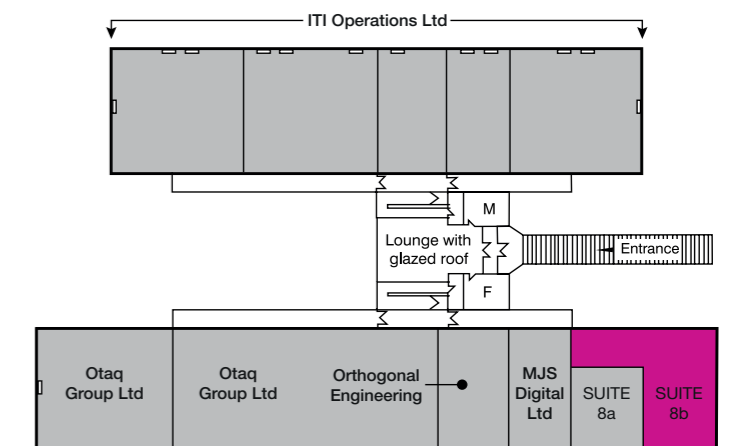
Large car park with electric car charging points.



### Legal Costs

Each party to bear their own legal costs arising from the transaction.

### Indicative Floor Plan



■ Suite available to lease



## Viewing and Further Information

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