

# Ketlock Lodge

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

**Flexible office suites with  
car parking & bike store facilities**

Suites from 201.51 sq m (2,169 sq ft)  
up to 1,157.32 sq m (12,457 sq ft)

[aeip.co.uk](http://aeip.co.uk)

[Click here  
to view a  
Virtual Tour](#)

**Competitive  
Terms  
Available**



# Recently refurbished to a very high standard

Kettock Lodge offers the perfect space for your relocation.

Ideal for teams of 10 – 80 people, these spacious and bright offices provide a blank canvas for you to fit out exactly the way you want them.



# Your own space, the way you want it

All the units in Kettock Lodge are accessed through a modern, airy entrance hall, leading to a fully customisable, private office space. You can create your own reception area to suit your company image, decorate in your unique style and ensure that your clients are given the right impression throughout their visit.

You are free to fit out the space to your own layout and design, from installing internal partitions for meeting rooms and private offices to creating social areas where people can recharge, collaborate and get creative. If you prefer, opt for our fully managed fit-out service covering design, space planning and project management, leaving you to walk into to a ready made space that is exactly what you need.

Unit sizes range from 2,000 sq feet to 8,000 sq feet so we are bound to have something to suit your business. Contact us to arrange a viewing and we'll be happy to talk you through all the options available.



# A healthy environment

Kettock Lodge is located in the beautiful Innovation Park on Balgownie Drive in Aberdeen's popular Bridge of Don. Staff wellbeing is at the heart of the park, with generous parking as standard, as well as electric vehicle charging points and covered bicycle racks for those who prefer a more active journey to work. Outdoor seating is available for meals or meetings, and attractive paths weave thorough the wooded surroundings, ideal for a lunchtime walk or jog. Conveniently, the building has modern showers which can be used by all tenants.

Accessibility and safety have also been considered, with secure access to the building and lifts to make all areas accessible to your teams and visitors.

An onsite nursery in the Innovation Park takes the stress out of childcare for team members juggling work and family.



# Ultimate flexibility

Whatever your office space requirements, we are confident that we have what you are looking for.

Whether it's the size of space, the length of lease or the precise rental terms, we have a flexible approach and will do our best to tailor the package to you. With a wide range of spaces across the Energy and Innovation Parks we can cater for all types of business and support them as they grow. Talk to us today and we'll be happy to help.



# Amenities

Offices are available on highly flexible terms and monthly costs include the following...



Cycle Parking



Custom Fit-out  
available



Electric Vehicle  
Charging



Showers



On-site Nursery



Security



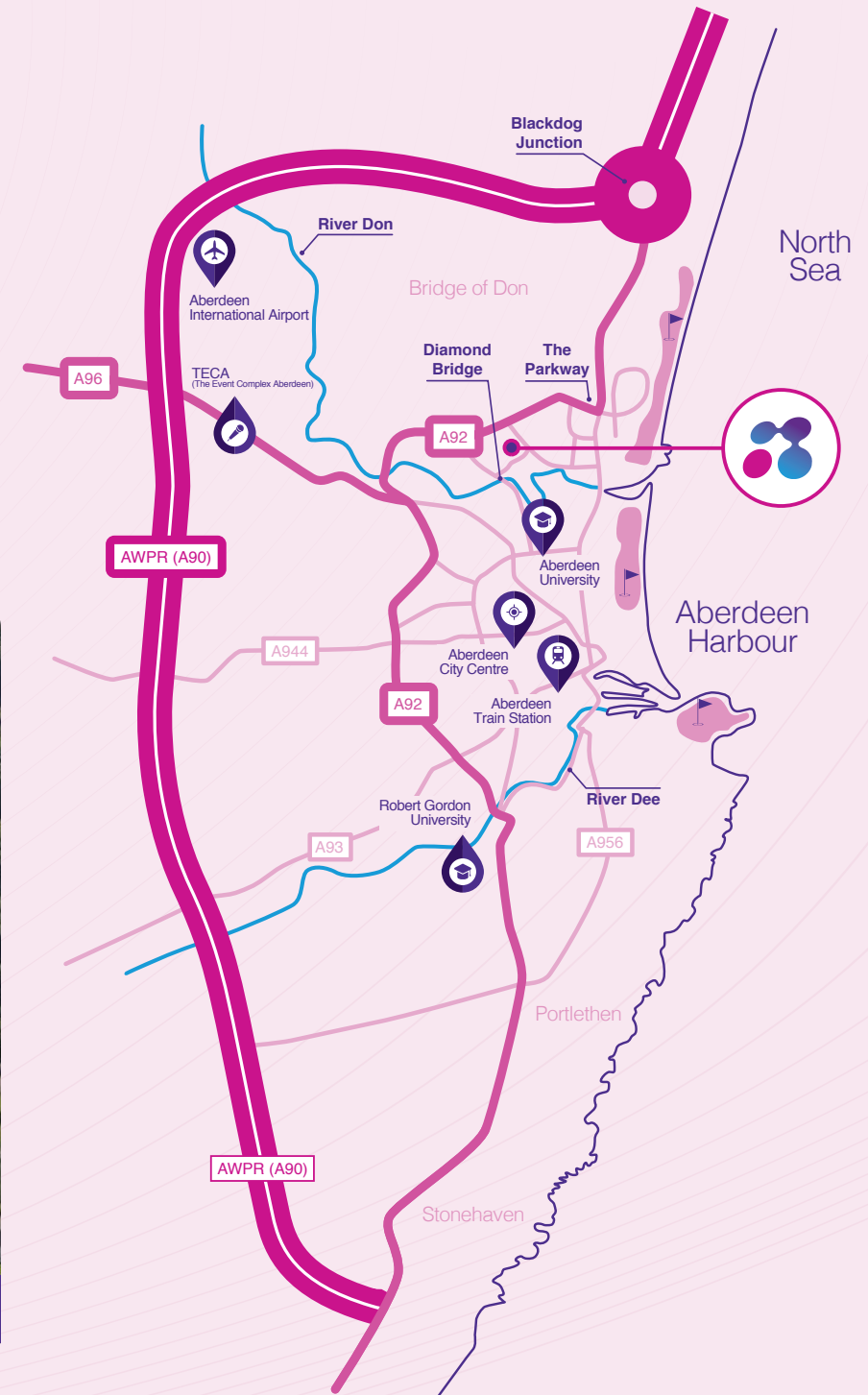
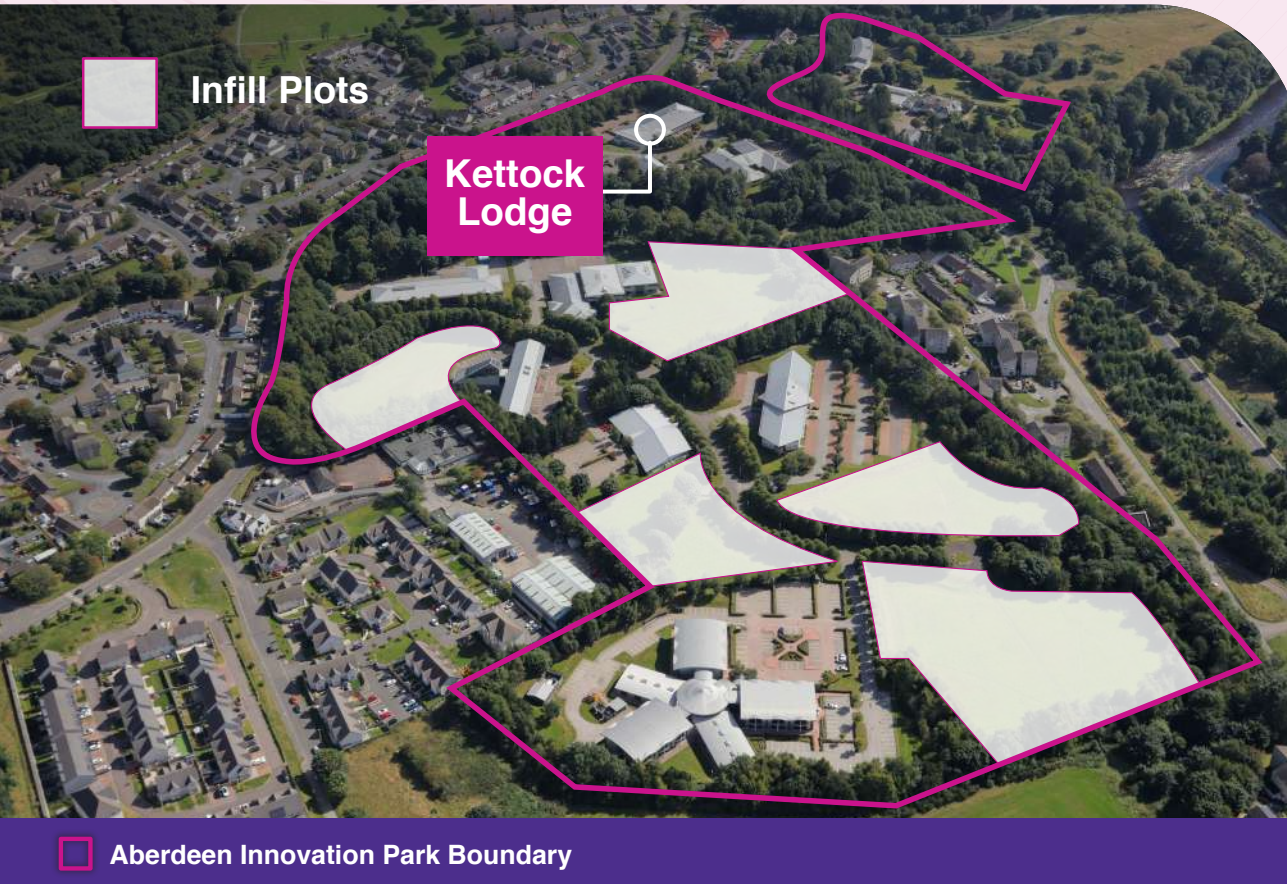
Car Parking



24 Hour  
Access

# Location

Kettock Lodge has easy access to the Aberdeen city centre and to the airport with its excellent national and international scheduled air services, and there are good road and rail links north and south of the city.



## Accommodation

Space available from 201.51 sq m (2,169 sq ft) to 1,157.32sq m (12,457 sq ft):

Suite B: 201.51 sq m / 2,169 sq ft

Suite G: 199.91 sq m / 2,152 sq ft

Suite H: 755 sq m / 8,136 sq ft

**Total: 1,157.32 sq m / 12,457 sq ft**

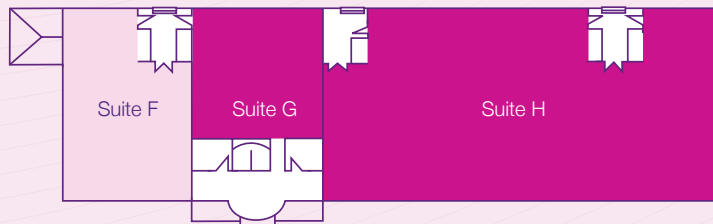
## Lease Terms

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

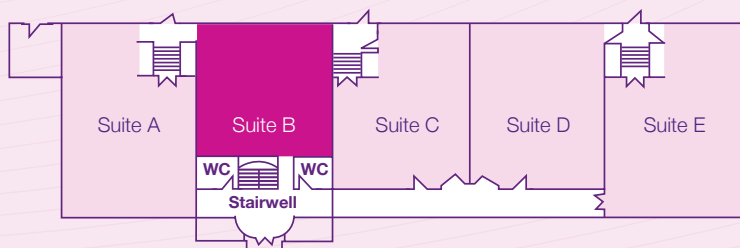


## Indicative Floor Plans

### First Floor



### Ground Floor



## Entry

The offices are available for immediate occupation, subject to conclusion of missives.

## Parking

Ample on site parking available and electric car charging points available.

# Kettock Lodge

Campus 1, Balgownie Road, Bridge of Don, Aberdeen AB22 8GU



## Rent

On application.

## Rateable Value

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

## Legal Costs

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

## Service Charge

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

## EPC

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

## Viewing and Further Information

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