



→ CONNECTED
FOR BUSINESS

TO LET /
FOR SALE

9A & 9B INTERNATIONAL AVENUE, NEW BUILD OFFICE AND WORKSHOP UNITS



Photo shows Unit 7A, similar adjacent unit

PLANNING AND BUILDING WARRANT IN PLACE, 9 MONTH CONSTRUCTION PERIOD

9A and 9B International Avenue,
ABZ Business Park, 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.



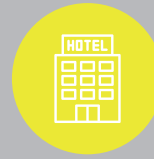
Adjacent Aberdeen International Airport



Excellent connectivity to A96 & AWPR



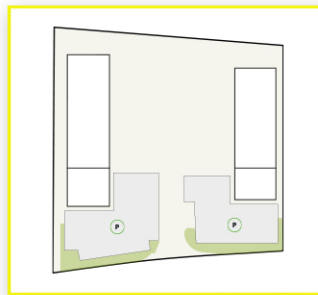
Fully serviced office and industrial sites



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.

THE DEVELOPMENT

On completion, the purpose-built development will comprise two detached new build rectangular warehouse and office buildings, namely 9a and 9b and will have separate, secure yards.

To the front of the units, dedicated car parking for 44 cars will be available for unit 9A and 37 spaces for 9B.

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

- Steel portal frame construction
- Natural light from translucent roof panels
- LED lighting
- 3 phase power supply
- Eaves heights of each unit approx. 7m
- Doors will measure approx. 5m x 5m
- VRV air conditioning

FLOOR AREAS

	9A International Avenue	9B International Avenue
Office (Ground Floor)	333.5 sq.m	275.5 sq.m
Warehouse	1,018.0 sq.m	904.0 sq.m
Mezzanine storage (First Floor)	333.5 sq.m	275.5 sq.m
TOTAL	1,685 sq.m	1,455 sq.m
Secure Concrete Yard	1,916.9 sq.m	1,932.6 sq.m

The office accommodation will be installed on the ground floor only, however, the buildings have been designed to enable the provision of first floor offices on the mezzanine level should any occupier require additional office accommodation.





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For further information or viewing arrangements, please contact the joint agents.



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