



Kingseatt

TO LET
SUPERB OFFICE PAVILIONS
KINGSEAT BUSINESS PARK, NEWMACHAR

PAVILION 1

KINGSEAT BUSINESS PARK · NEWMACHAR

Introduction

We have the pleasure of introducing two modern office pavilions located within the popular Kingseat development in Newmachar, to the north of Aberdeen.

Location

The offices are located in a tranquil setting and provide an excellent working environment for occupiers with extensive amenities located in the nearby settlements of Newmachar and Dyce.

The location of the offices provides rapid access to both Aberdeen International Airport and also to the main industrial estates within Dyce. Furthermore the subjects are located within 15 minutes drive of Aberdeen City Centre and therefore offer excellent access to the local road network.

There are a number of high profile occupiers within the Kingseat development including Morrison Construction and Enterprise North East Trust. Aberdeen itself is Scotland's third largest city and has a population of approximately 210,000 people with a larger catchment area of approximately 500,000 people. Aberdeen is also known as the oil capital of Europe and is home to a number of leading oil exploration companies including Shell, BP and Talisman. The city is now also gaining a growing reputation as a centre for renewable energy research and development.

Description

The subjects comprise two modern office pavilions known as Pavilion 1 and Pavilion 4 Kingseat Business Park.



PAVILION 4

KINGSEAT BUSINESS PARK · NEWMACHAR

Pavilion 4 comprises a new detached two storey headquarters style office pavilion. The office building is of modern construction incorporating a feature central granite block section and further Fyestone and timber panelling.

Internally the accommodation is presented in a modern open plan layout and can be configured to accommodate occupiers' specific fit-out requirements to include:-

- Flexible open plan floor plates with no column interference
- Air conditioning/comfort cooling system
- Raised access floors
- Passenger lifts
- Full range of staff toilets, shower and kitchen facilities
- Full DDA compliance.

The property has been constructed to accommodate a single HQ style operator however can readily be leased on a floor by floor basis.

Floor Areas / Accomodation

Upon completion the following accommodation will be provided:-

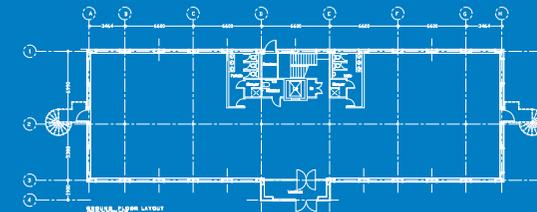
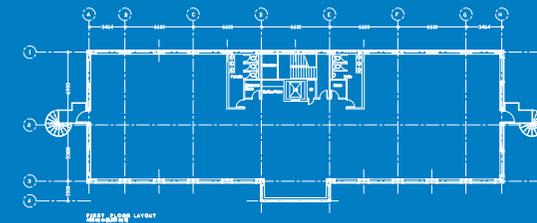
Ground Floor

Reception area, open plan area, female and male toilets, disabled toilet, passenger lift, shower and store 452.99m² (4876 ft²)

First Floor

Open plan area, female and male toilets, cleaner's store, coffee point, further store and passenger lift 448.88m² (4833 ft²)

The above floor areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practise (6th Edition).



PAVILION 1

KINGSEAT BUSINESS PARK · NEWMACHAR



PAVILION 4

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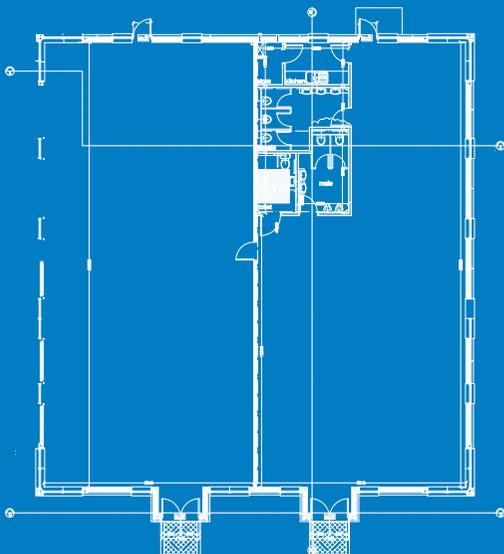


PAVILION 1

KINGSEAT BUSINESS PARK · NEWMACHAR

PAVILION 4

KINGSEAT BUSINESS PARK · NEWMACHAR



Pavilion 1 comprises a detached single storey office building of modern construction incorporating feature Fyestone finishes along with feature timber panelling with a pitched roof over clad in profile metal cladding.

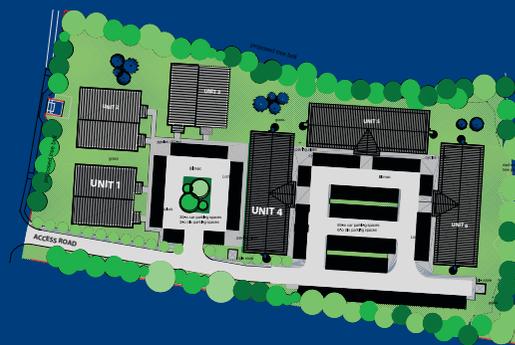
Internally, the accommodation is provided entirely on ground floor level and has been recently finished to a high standard. Furthermore, the offices have been constructed to accommodate a single occupier or two occupiers. The office areas benefit from carpet floor coverings and walls and ceilings which have been lined in plasterboard. Artificial lighting is provided by modern fluorescent strip lighting and there are excellent levels of natural lighting provided by way of a series of modern double glazed windows. Heating within the offices is provided by means of a series of wall mounted radiators which are served by a gas boiler. There are ample power points provided.

In addition to the above, the subjects benefit from modern ladies, gents and ambulant disabled toilet facilities along with a modern staff kitchen facility.

Floor Areas / Accomodation

Ground Floor

Two large open plan office areas, male and female toilets, disabled toilet, kitchen and store 348.54m² (3,571 ft²)



Car Parking

Extensive on site parking facilities are provided as follows:-

Pavilion 1	10 parking spaces
Pavilion 4	29 parking spaces

Rateable Values

The premises will require to be re-assessed upon occupation however an indicative figure can be provided.

Lease Terms

Our clients are seeking to lease the premises on a full repairing and insuring basis, for a medium to long term period incorporating regular rent reviews.

Rental

Rental prices will be available upon application.

Whilst it is our client's preference to lease the premises, consideration will be given to a sale and further information on this will be made available to genuinely interested parties.

Offers / Viewing

All offers should be lodged with the sole letting agent with whom arrangements to view can be made.

recently developed Kingsseat development

located in a tranquil setting

excellent working environment for occupiers

rapid access to Aberdeen International Airport

15 minutes drive to Aberdeen City Centre

extensive amenities located nearby

high profile occupiers



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WHY KINGSEAT?

There are many reasons why Kingseat has to be your next business choice – here are a few:-

- **BEAT THE TRAFFIC!**
Kingseat is less than 10 minutes from Dyce and Aberdeen International Airport. The difference is there is less traffic on the way there!
- **BEAT THE PRICE!**
Kingseat is available at a rent of £14.50 per square foot.
Why pay £19.00 per square foot elsewhere for the same space?
- **BEAT THE QUALITY!**
The building envelope has been built to and will be finished to a high standard. Your own requirements and specification can be accommodated.
- **BEAT THE CLOCK!**
The building is available **NOW**, without a need to wait!
- **BEAT THE STRESS!**
Surround yourself in the tranquility that is Kingseat.
- **BEAT THE DEAL!**
Flexible lease terms are available.



“WE WON’T BE BEATEN!” What the Occupiers say:-

“Kingseat is a location that is much closer to the City than you first think, a common opening comment from visitors is “it didn’t take as long to get here as I thought it would”. The idyllic rural setting with good on site car parking coupled with it being no distance at all from Dyce or Bridge of Don make Newmachar an ideal location. Staff love Newmachar as a location – easy to get to, no sitting in traffic and safe and easy for parking.”

Karen Pugh, Director, Business Centres
Enterprise North East Trust

SHEPHERD

Commercial

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“Our staff have really benefited from the move to Kingseat from our previous location on one of the traditional business parks in the North of the city. Not only do they spend significantly less travel time each day sitting in traffic but they also appreciate the rural surroundings and working atmosphere of a modern, spacious and bright office environment. The quality of the product at Kingseat and the competitive rental levels provide significant benefits to our business. Together with it’s close proximity to the airport these features make Kingseat a very attractive working location and one I would strongly recommend to any business considering it’s next office accommodation move.”

Mike Keith, Managing Director
Morrison Construction