

TO LET

**RATING ASSESSMENT**

The properties will be assessed by Aberdeen City Council. Any incoming occupier(s) will have the right to appeal the Rateable Value.

**TERMS**

Our client is seeking to lease the premises on a long term. Full Repairing and Insuring leases. The lease(s) will also provide for five yearly (upward only) rent reviews.

**RENT**

Upon application.

**OTHER MATTERS**

If the above premises does not suit your exact requirements then please contact the joint agents to discuss other possibilities at ABZ Business Park.

**SAT NAV / POSTCODE**

N 57° 11' 46.9172" W 2° 12' 31.9472"  
AB21 0BH



**VIEWING**

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



Dan Smith  
dan.smith@savills.com | 01224 971111



Paul Richardson  
paul.richardson@ryden.co.uk | 01224 588866

Arron Finnie  
arron.finnie@ryden.co.uk | 01224 588866

Ryden and FG Burnett for themselves and for vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended lessees, and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correction of each of them. (iii) No person in the employment of FG Burnett or Ryden has any authority to make or give any representation or warranty whatever in relation to this property. July 2015.

ABZ

7A  
INTERNATIONAL  
AVENUE

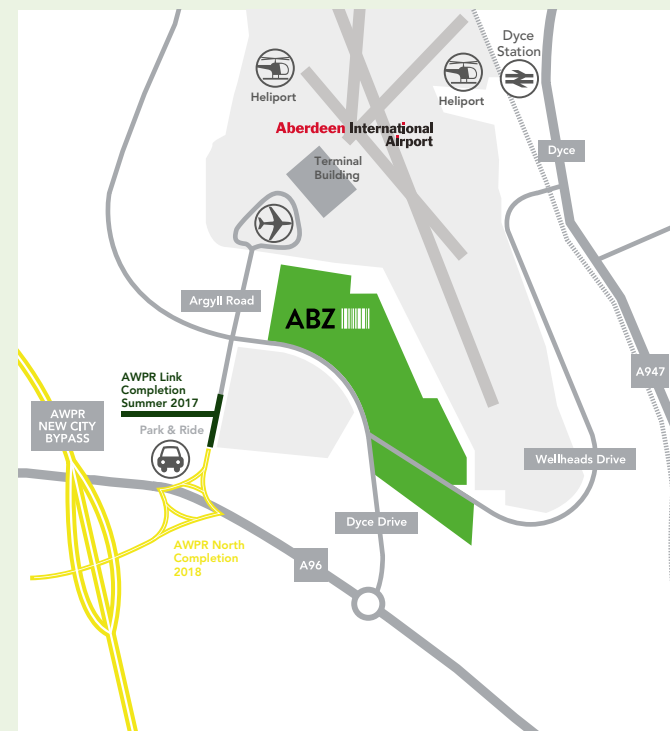
NEW BUILD, HIGH SPECIFICATION  
OFFICE AND WORKSHOP UNITS



## LOCATION

ABZ Business Park occupies a key location adjoining Aberdeen Airport with direct road connection to the Airport itself, as well as Dyce Drive leading to the A96, Wellheads Drive, and the proposed Aberdeen Western Peripheral Route.

Aberdeen is widely recognised as the European capital of the North Sea oil and gas exploration and production industry, with many technologies developed in the city exported worldwide.



## CONNECTIVITY

### ROAD ACCESS

ABZ has immediate access to the trunk road network – lying 600m from the A96 Aberdeen to Inverness route, with onward links to the major national motorway network. Its accessibility from all directions will be further enhanced upon delivery of the Aberdeen Western Peripheral Route in 2018, which will further increase capacity and improve journey times. Aberdeen International Airport is served by a range of hire drive solutions. A new vehicle rental facility lies adjacent to ABZ, offering extensive 'on-site' provision from all the major car rental chains.

### RAIL AND BUS ACCESS

Public transport provision is vital for a modern, environmentally sustainable office facility. Occupiers at ABZ benefit from its unrivalled position, with dedicated shuttle route connected to Aberdeen International Airport and links to Dyce Main Line Railway Station and onward to Aberdeen Railway Station. Regular services throughout the day enable staff to travel to and from ABZ efficiently.

### WALKING

Safe routes for pedestrians are available in all key connections to ABZ – from rail and bus stations to Aberdeen International Airport.

## 7A INTERNATIONAL AVENUE

### DESCRIPTION

7A International Avenue comprises a new build industrial / office unit, ready for immediate occupation.

The subject comprises a detached warehouse and office building, with separate, secure yard, on a site totalling 1.6 acres. To the front of the office there is dedicated parking for 53 car spaces.

The warehouse is of steel portal frame construction with concrete floors, profiled metal sheet clad elevations and profiled metal sheet-clad roofs, incorporating translucent panels for natural light. The eaves heights of the unit is approximately 7 metres and access to the warehouse is provided via two electrically operated roller shutter doors. The doors measure approximately 5m in width and 5m in height. The steel portal has been designed to accommodate a 10 tonne crane.

At 7A International Avenue, office accommodation is provided on ground floor and comprises an open plan office area with staff welfare and toilets. Should any occupier require additional office accommodation, the building has been designed to enable the provision of first floor offices.

### SERVICES

Mains supplies to electricity, gas, water and drainage are connected to the unit. Lighting will be provided by industrial style fitments in the warehouse and CAT 2 lighting in the offices. The warehouse also benefits from a 3-phase power supply. An EPC B rating has been achieved.

### FLOOR AREAS

#### 7A International Avenue

<b>Ground Floor</b>		
Office	380.19 sq m	(4,092 sq ft)
Workshop	1,150.45 sq m	(12,383 sq ft)
<b>First Floor</b>		
Mezzanine storage	387.39 sq m	(4,170 sq ft)
<b>TOTAL</b>	<b>1,918.03 sq m</b>	<b>(20,645 sq ft)</b>
Secure concrete yard	1,804.00 sq m	(19,418 sq ft)
Parking spaces: 53 (3 accessible spaces)		