

TO LET

A:BP

ABERDEEN
BUSINESS
PARK



ST FERGUS HOUSE

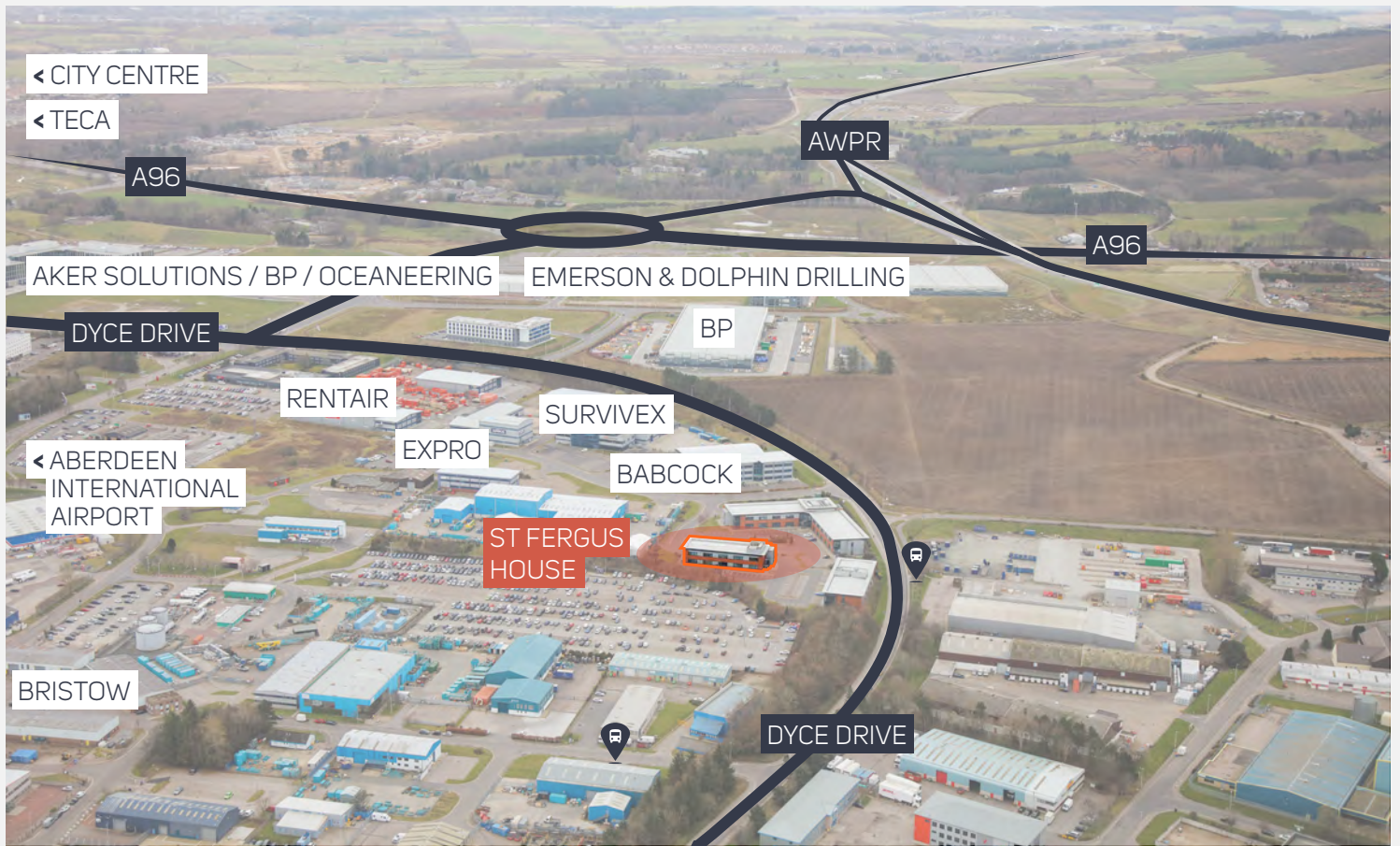
DYCE DRIVE, DYCE, AB21 0LQ

HIGH QUALITY OFFICE SUITE

GROUND FLOOR
480.7 SQ M (5,174 SQ FT)
Excellent parking provision

Flexible terms and
incentive packages
tailored to meet
occupier specific
requirements

EPC - A



LOCATION

- > Situated on the well established Aberdeen Business Park
- > Accessed via Dyce Drive and Dyce Avenue
- > Adjacent to Aberdeen International Airport

- > The AWPR provides easy access to all parts of the city and beyond with drive times significantly reduced to all peripheral business locations and airport. St Fergus House is within 0.4 miles of the Dyce Link to the AWPR.

TRAVEL TIMES

Aberdeen International Airport.....	2 min
Westhill	10 min
Bridge of Don.....	15 min
City Centre.....	20 min
Train / Bus Station	21 min
Altens.....	21 min

DESCRIPTION

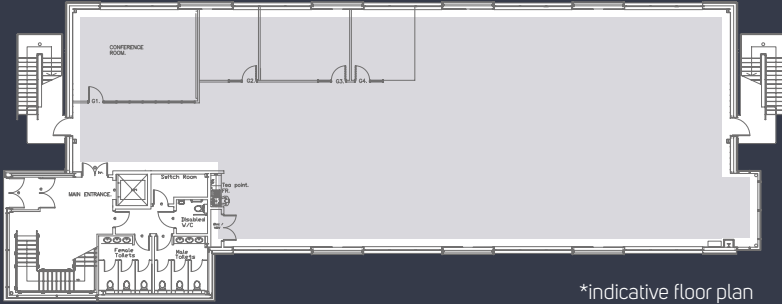
St Fergus House provides modern open plan office accommodation, benefiting from the following:

- > Comfort cooling and raised access floors throughout
- > Generally open plan format but benefiting from previous fit out
- > Tea prep area and w.c facilities
- > Excellent parking provision
- 19 car parking spaces (1:275 sq.ft)
- > EPC - A
- > Recently refurbished including new LED lighting





*indicative floor plan



*indicative floor plan

AVAILABILITY

ST FERGUS HOUSE

Floor	Area sq.ft	Area sq.m
First Floor	Let to Robertson Construction	
Ground Floor	5,174	480.7
Total	5,174	480.7

RENT

£12.00 per sq ft.

RATEABLE VALUE

£67,200, effective 1 April 2023.

VAT

Payable at the prevailing rate.

SERVICE CHARGE

Applicable for common area and building maintenance in the event of lettings on a floor by floor basis.

LEGAL COSTS

Each party to bear their own legal costs. LBTT and Registration dues to be payable by the tenant.

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To discuss how we can accommodate your flexible business needs at St Fergus House, please call either of the joint agents:



Scan/click to view
St Fergus House

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