

Davidson House

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

**Flexible office suites with
generous car parking**

Suites from 67.45 sq m (726 sq ft) up
to 413.60 sq m (4,452 sq ft)

aeip.co.uk

**Competitive
Terms &
Rates Relief
Available**

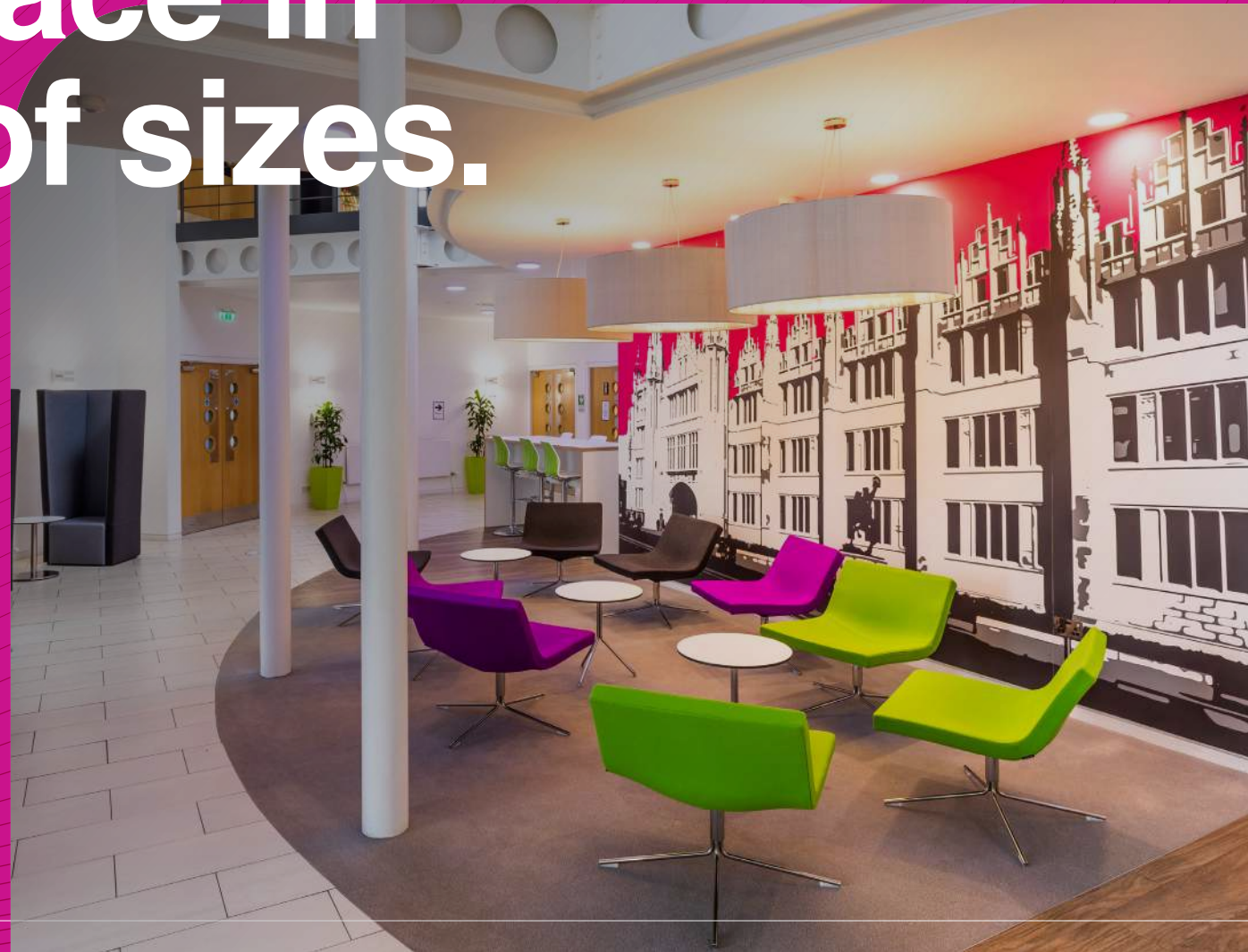


[Click here
to view a
Virtual Tour](#)

Bright, modern office space in a range of sizes.

Davidson House is set in a landscaped environment, with easy access to Aberdeen city centre.

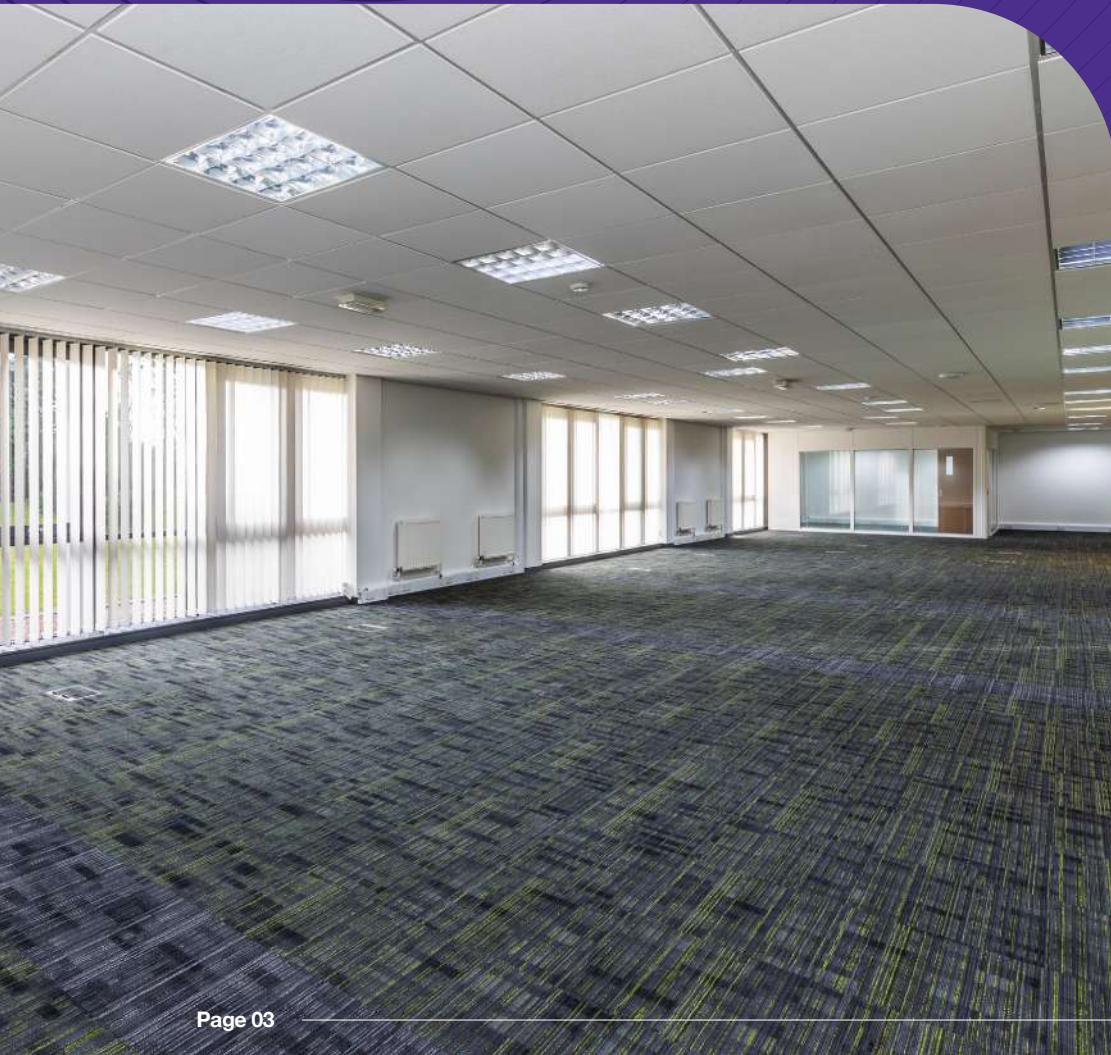
With flexible terms and customisable units, it makes the perfect base for most business types.



Flexible modern workspace...

from open space

to contained suites



Customisable Office Space to Make Your Own

Davidson House has the flexibility to adapt to most types of business. It consists of 5 wings around a fully refurbished, modern central core, with a range of spaces starting from 730 sq ft right up to 2,230 sq ft. Choose a longer lease for maximum stability or a shorter lease if you need a degree of flexibility built in. All rental packages are tailored to you, so please talk to us about your requirements so that we can put together the perfect deal.

All the office units in Davidson House are unfurnished and tenants are free to decorate and adapt the space to meet their needs. We offer an optional, comprehensive fit out service, to enable you create the perfect workspace for your individual needs. From space planning and design services through to project management of the tender and on-site phases, we can help you to transform our unit into an inspirational setting for achieving your business goals. If you require furniture, we can look after that too, supplying everything you need to create your ideal working environment.



Amenities

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



Maintenance



Recreation
Space



Electric Vehicle
Charging



Use of
Meeting Rooms



Showers



Breakout Areas



Security



Cycle Parking



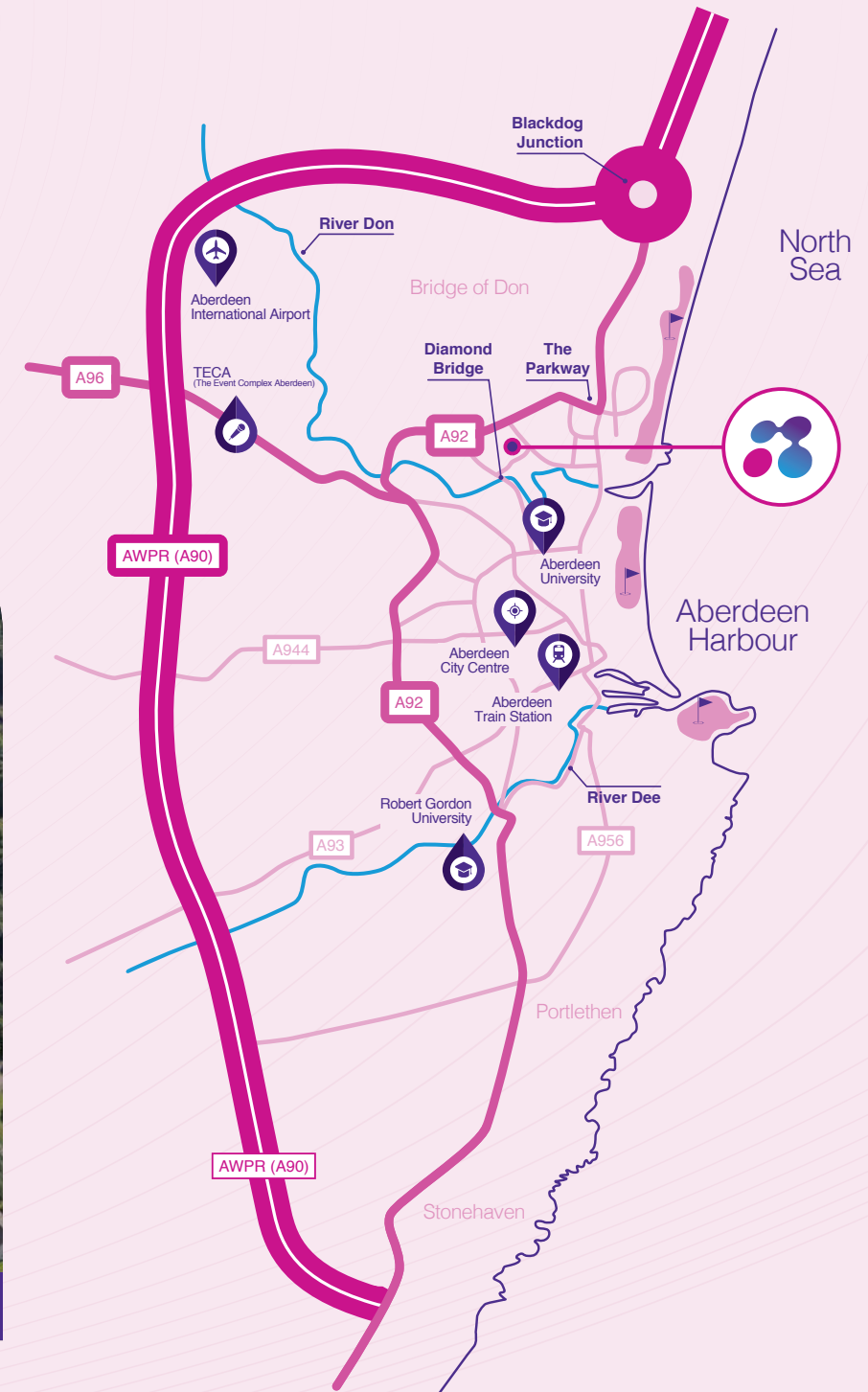
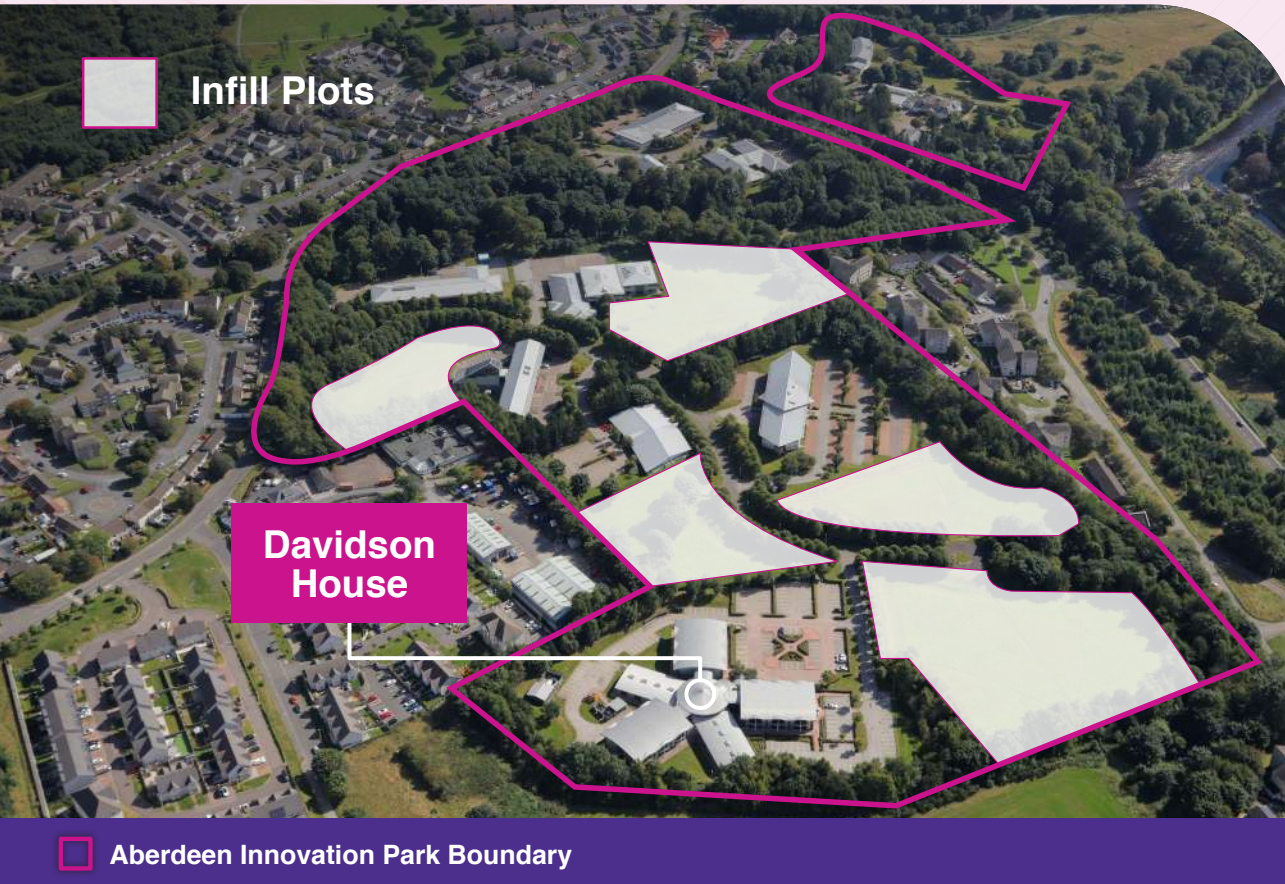
24 Hour
Access



Car Parking

Location

Davidson House 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 67 sq m (726 sq ft)
to 207sq m (2,230 sq ft).

Lease Terms

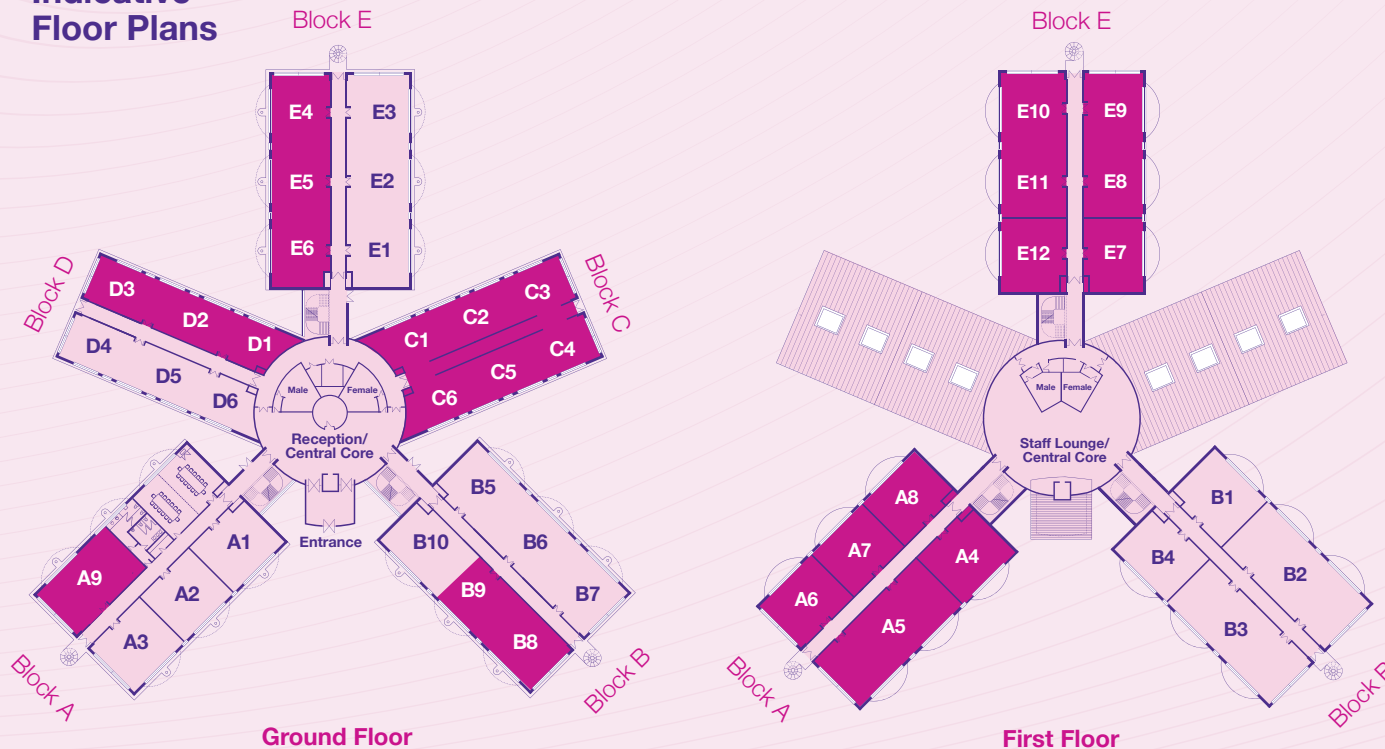
The suites are available to lease on Full Repairing
and Insuring Terms for a duration to be agreed.

Entry

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



Indicative Floor Plans



Accommodation

Available Suites	SQ M	SQ FT
A4	67.45	726
A5	138.51	1,491
A6	69.86	752
A7	69.86	752
A8	67.44	726
A9	92.90	1,000
B8	69.21	745
B9	69.21	745
C1 - C6 (per suite)	c.49.42	c.532
D1 - D3 (per suite)	c.47.93	c.516
E4 - E12 (per suite)	c.68.93	c.742
C1 - C6 (total)	296.54	3,192
D1 - D3 (total)	143.81	1,548
E4 - E12 (total)	621.24	6,687

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Rent

On application.

Rateable Value

The tenant will be responsible for rates payable. An estimate of rates payable can be provided upon request. Rates relief available on selected suits.

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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[aeip.co.uk](https://www.aeip.co.uk)

Ryden

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