



→ CONNECTED
FOR BUSINESS

TO LET
IMMEDIATE
AVAILABILITY

LAST UNIT REMAINING - IMMEDIATE AVAILABILITY
HIGH SPECIFICATION BUSINESS UNITS



Unit 7 - 2,691 SQ.FT Available

ABZ Business Park, Dyce, Aberdeen, AB21 0BH

www.abzbusinesspark.com

Only one unit vacant available: Unit 7

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.

NEW BUILD, HIGH SPECIFICATION BUSINESS UNITS AVAILABLE FOR LEASE

The 70-acre business park features a suite of 15 new build units providing high quality accommodation ideal for a variety of uses including oil and gas firms, aviation, electronics and storage and distribution companies. In light of recent lettings, there is now only one unit vacant of 2,691 sq ft on the estate - Unit 7.

Surrounding occupiers include Ethos Energy, Houlder, Teledyne Bowtech, SPX Flow, Oceaneering, Draeger, National Subsea Centre, Centurion and Aker Solutions.

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

- Insulated composite cladding
- LED lighting in the workshop
- CAT 2 lighting in the offices
- 3-phase power supply
- Optimum energy efficiency levels
- Rooflight provision
- Internal blockwork walls
- Secure pedestrian entry system
- Electrically operated roller shutter door measuring 5.5m x 5.5m
- Provision includes office, toilet and shower facilities in each unit
- PC Rating of 'A'
- Eaves height of 6m





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