

UNDER
NEW LOCAL
OWNERSHIP



THE CORE. ABERDEEN. AB23 8AN

delivering
opportunities
**for your
business**

core

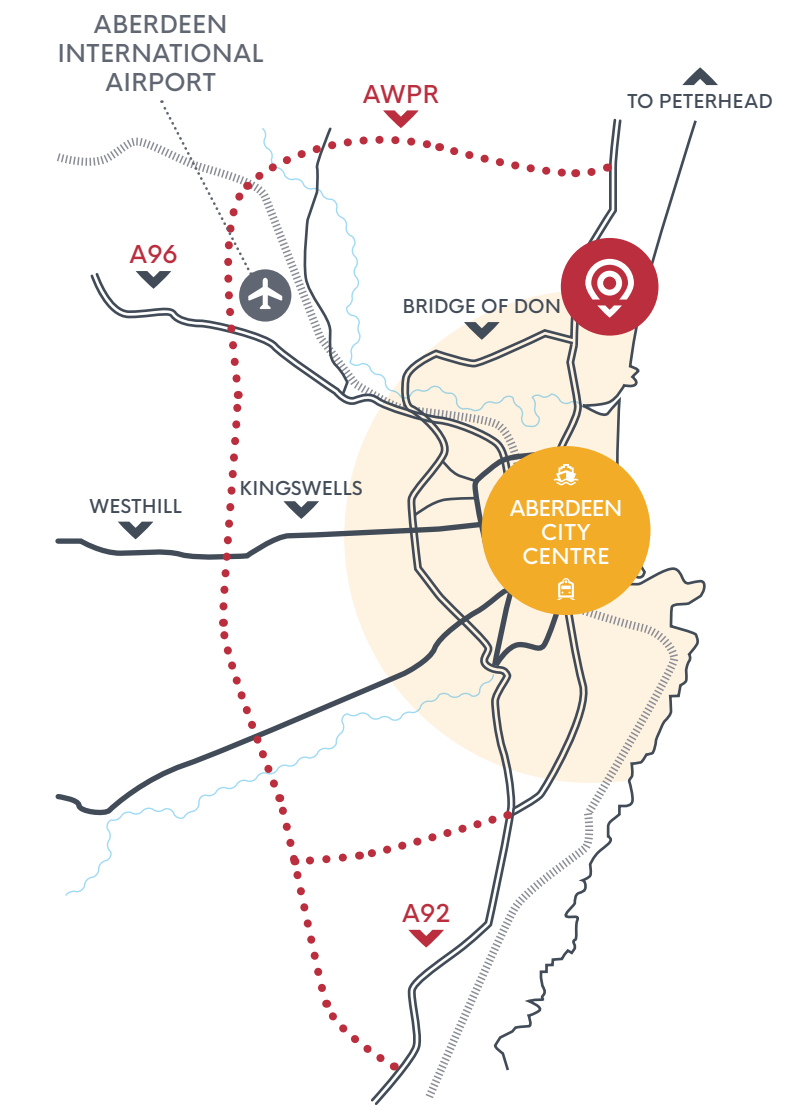
delivering
affordable
modern space
**for your
business**



core is ideally located in the bridge of don to the north of aberdeen city centre.



DELIVERING OPPORTUNITIES FOR YOUR BUSINESS



- ┆ Located in Bridge of Don, 5 miles to city centre
- ┆ 4.8 miles to harbour with quick access
- ┆ Accessed from the A92 and adjacent to the new AWPR connection
- ┆ Gateway to the Energetica Corridor
- ┆ 8.2 miles to P&J Live (Aberdeen's New Exhibition & Conference Centre)
- ┆ 8 miles to Aberdeen International Airport
- ┆ Peterhead travel time - 33 mins

Core is a modern business location benefiting from excellent transportation links and local amenity services.

Accessed from the A90 it is the gateway to the Energetica Corridor, overlooking the Royal Aberdeen and Murcar Links golf courses.

20 minutes, whilst being based only 250 metres from the beach.

Direct access to the AWPR which is within 1.5 miles (2.4 km) of Core. The AWPR significantly reducing commuting times and efficiently link the Bridge of Don to the Airport, south bound traffic and the entire city.

Core is adjacent to the Denmore Industrial Estate in the Bridge of Don and is accessed directly from the A90 via a new access road. This great strategic location allows commuters to reach the city centre in 10 minutes and the airport in under





core offers a modern business location to the north of aberdeen with access to a wide range of existing facilities minutes from the development.



Energetica

Core lies at the gateway to the Energetica Corridor, Aberdeen City and Shire's ambitious plan to create a global hub for the energy sector. Core will play a key role in attracting investment and new business to the Energetica Corridor.

Access

Rapid transport links to all parts of the city and the AWPR. AWPR which is within 1.5 miles of CORE significantly reduces commuting times and efficiently links the Bridge of Don to the airport, south bound traffic and the entire city.

Golf

Core overlooks Murcar Links Golf Club and Balgownie Links, home of the Royal Aberdeen Golf Club and host to the 2014 Scottish Open. You can enjoy the luxury of having two championship links golf courses within walking distance of your business.

Hotel & Food

COSTA

Within easy reach of a Costa Coffee Drive Thru

M&S

Large M&S offering and coffee shop nearby

Premier Inn



Value stay close by - 1.3 miles from Core

ASDA

Fresh groceries from Asda within 3.7 miles of Core

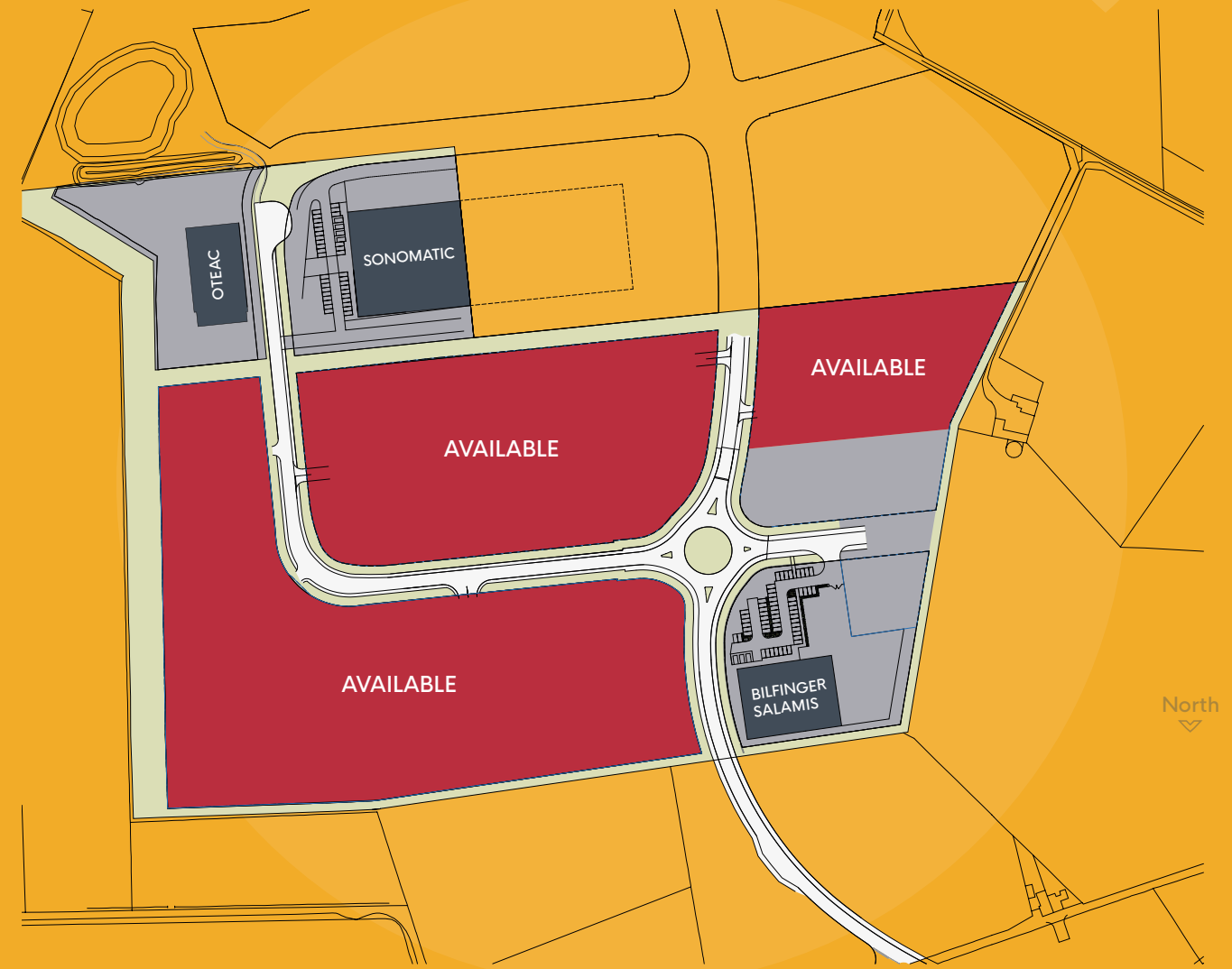


McDonald's Drive Thru minutes away



Lunch stop at the nearby Grub at The Hub

DELIVERING OPPORTUNITIES FOR YOUR BUSINESS



core design and build opportunities from 5,000 sq.ft to over 100,000 sq.ft. Outline planning consent exists for business development within Classes 4,5 and 6 of the Town and Country (Use Classes) (Scotland) Order 1997.





core was recently acquired by malcolm allan's commercial team with a vision to deliver bespoke facilities to meet customers exacting needs.



NOV FACILITY AT MIDMILL BUSINESS PARK, COMPLETED 2018 BY MALCOLM ALLAN.

“ We will design and build a facility that meets your exact requirements, within the required timescale to suit a lease expiry or expansion needs ensuring that the process is hassle free. ”

Malcolm Allan are a local developer with vast experience in the marketplace, they take pride in delivering a quality product that is designed with the customer in mind.

Further information on developments completed are available upon request.

mahousebuilders.com

Our Process

In order to deliver a full product to an occupier the developer has a Core team of professionals appointed to aid with the design and delivery of the project which will be fully available to assist with the scoping of your requirement.

Malcolm Allan and their core team are here to assist with your relocation and an indicative process is noted as follows:



About Us

BUSINESS INSIDER

2014 the company was recognised as the number one company in the SME sector by Business Insider

50 years

Constructing homes across North East Scotland for over 50 years

65 employees

Loyal workforce of approximately 65 employees



Recognised nationally in the NHBC awards

UF UPPERMILL FARMS LTD

Sister company 'Uppermill Farms Ltd' has developed over the years into a substantial property development company

60-70

Suppliers and sub-contractors are employed on a regular basis



delivering opportunities for your business

Lease Terms

Our client's are seeking to lease the premises on Full Repairing and Insuring terms.

Rental

A bespoke Rental package will be offered.

Price

Whilst it is the clients preference to lease the completed premises consideration will be given to sales.

Service Charge

There will be a service charge payable for the upkeep and maintenance of the common parts of the development.

Rateable Value

An indication of rates payable will be provided upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party shall be responsible for their own legal costs associated with the transaction with the tenant being responsible for payment of LBTT, registration dues etc.

Timing and Delivery

A full programme on timing and delivery of a bespoke property can be provided upon request.

For further information or viewing arrangements please contact the sole agents:



J & E SHEPHERD, CHARTERED SURVEYORS
35 Queens Road, Aberdeen, AB15 4ZN

MARK MCQUEEN
mark.mcqueen@shepherd.co.uk / 01224 202800

JAMES MORRISON
j.morrison@shepherd.co.uk / 01224 202800



Malcolm Allan
Housebuilders Ltd

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. June 2020.