



## Donside House, Campus 1, Balgownie Road, Aberdeen, AB22 8GT

The available accommodation comprises half of the first floor of a modern detached two storey office building.

Tenure	To Let
Available Size	5,389 to 5,501 sq ft / 500.65 to 511.06 sq m
Rent	£5,748 - £5,868 per month
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

### Key Points

- > Generous car parking provision (c1:130 sq.ft)

## Description

The available accommodation comprises half of the first floor of a modern detached two storey office building. There is a central core which houses a common reception area a passenger lift and male and female toilets at both ground and first floor levels. There is an open plan office wing on each floor at either side of the central core. Each wing benefits from an exclusive tea prep / coffee point and there is also a coffee bar and canteen at ground floor level, which is available for use by occupiers of the building.

The office space benefits from recent refurbishment, and benefits from a modern specification to include fully carpeted raised access floors, perimeter gas fired radiators, a suspended acoustic tiled ceiling, Category II fluorescent luminaries and painted plasterboard walls.

A fantastic parking provision of 83 exclusive car parking spaces (c.1:130 sq.ft) will be provided.

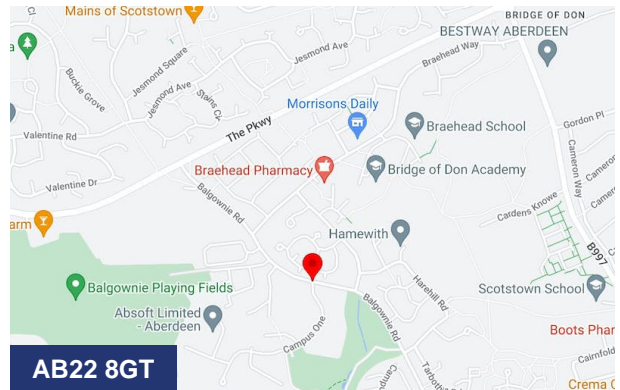
## Location

Aberdeen Innovation Park is an established business location, which is situated to the south side of Balgownie Road in Bridge of Don. Bridge of Don is some 3 miles north of Aberdeen city centre. Balgownie Road connects between the main arterial routes north of the city (Ellon Road and The Parkway (A90)), which ensures easy access to the wider trunk road network. Travel to the city centre has been significantly improved with the recent completion of the Grandholm Bridge – the third crossing of the river Don.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent
1st - FF	5,501	£5,868 per month
Ground - Ground Floor West	5,389	£5,748 per month



## Viewing & Further Information



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