Aberdeen
Innovation Park

Davidson House

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

Competitive Terms & Rates Relief Available

Flexible office suites with generous car parking.

Suites from 67.44 sq m (726 sq ft)
up to 465 sq m (5,000 sq ft).

![Aberdeen Innovation Park logo]

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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.

![Aberdeen Innovation Park logo]

Flexible modern workspace

from open space   to contained suites

![Aberdeen Innovation Park]

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 726 sq ft right up to 5,000 + 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.

![Aberdeen Innovation Park logo]

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

![Aberdeen Innovation Park]
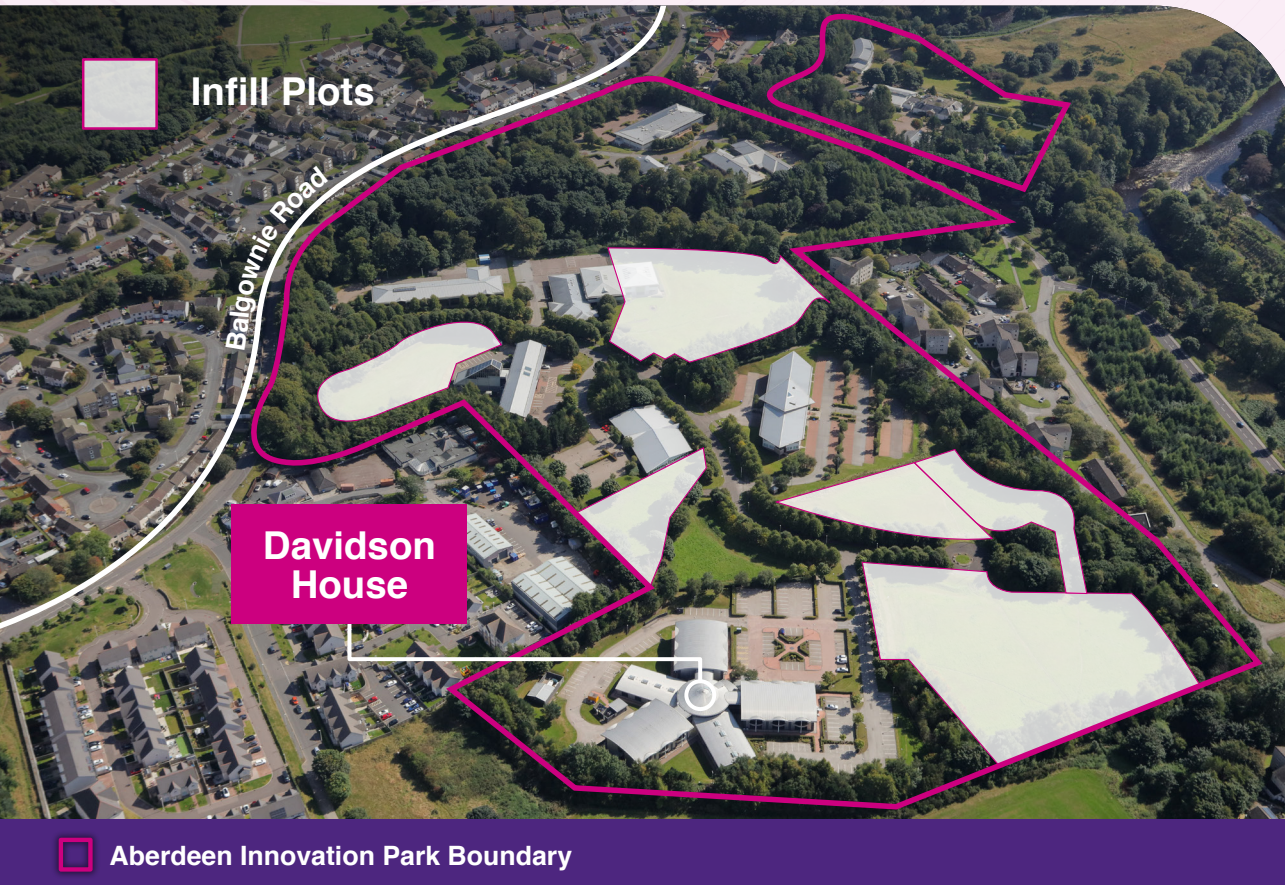
Location

Davidson House has easy access to the Aberdeen city centre and to the airport which boast excellent national and international scheduled air services, whilst there are also good road and rail links north and south of the city.

Infill Plots

Balgownie Road

Davidson House

☐ **Aberdeen Innovation Park Boundary**

Blackdog Junction

North Sea

River Don

Bridge of Don

A96

Aberdeen International Airport

Diamond Bridge

The Parkway

TECA (The Event Complex Aberdeen)

A92

AWPR (A90)

Aberdeen University

Aberdeen Harbour

A944

Aberdeen City Centre

A92

Aberdeen Train Station

River Dee

Robert Gordon University

A93

A956

Portlethen

AWPR (A90)

Stonehaven

Accommodation

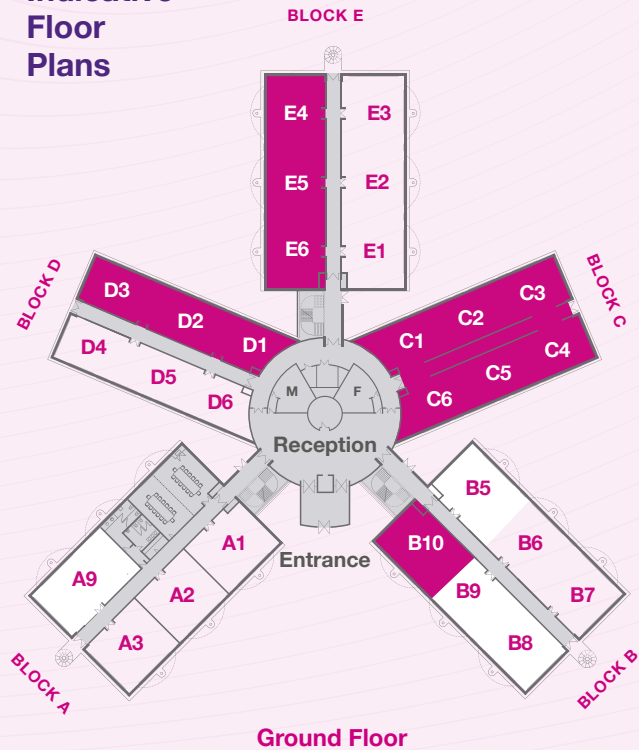Space available from 67.44 sq m (726 sq ft) to 465 sq m (5,000 sq ft).

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

Ground Floor

First Floor

Availability

Available Units	SQ M	SQ FT
A5	138.51	1,491
A6	69.86	752
A7 & A8	135.55	1,459
B10	69.30	746
C1 - C6	296.34	3,190
D1 - D3	143.72	1,547
E4 - E6	207.17	2,230
E10 & E11	138.51	1,491
E12	67.44	726

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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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Ryden

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