

James Gregory Centre

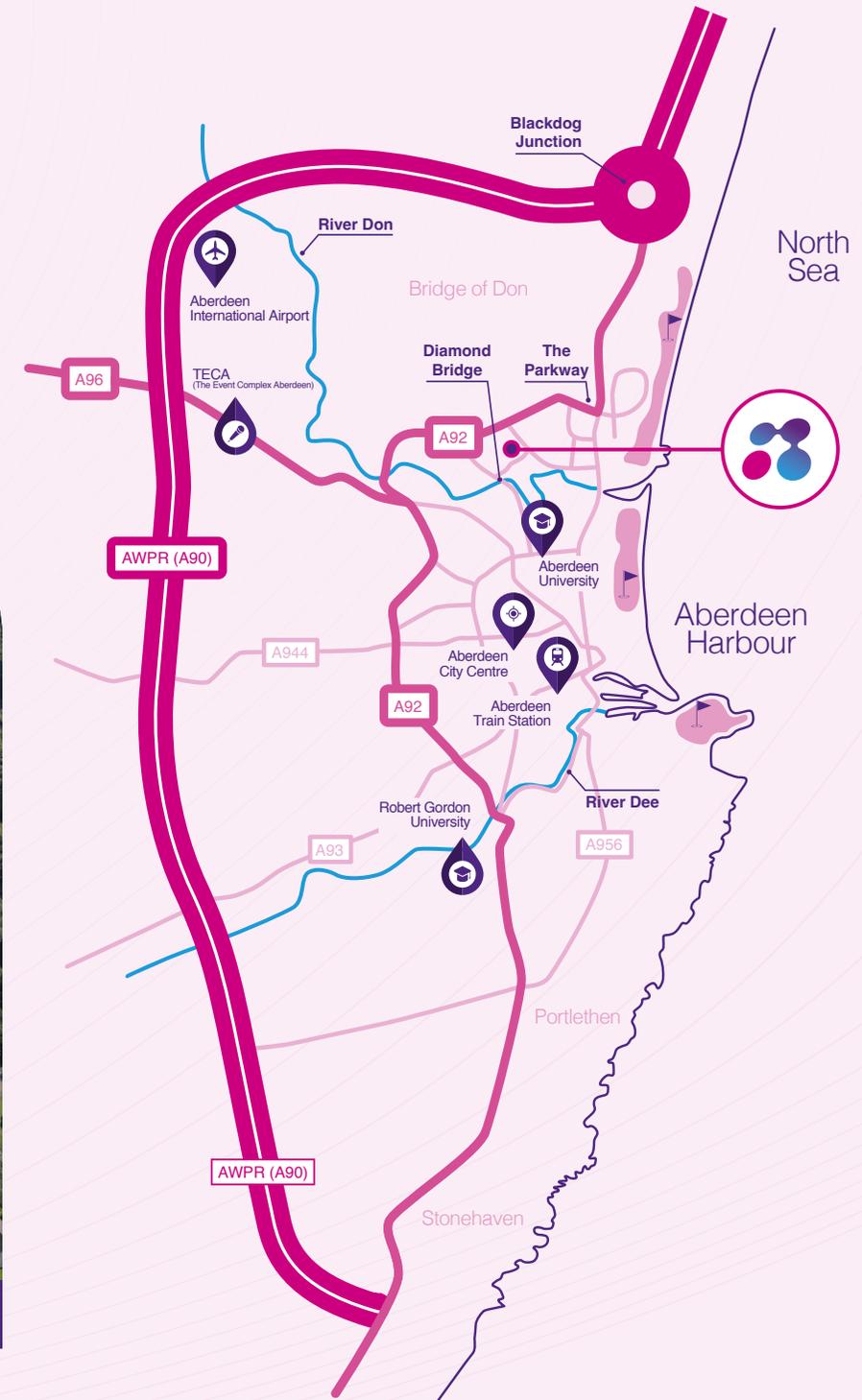
2 to 8 person affordable serviced office rooms.
Available on highly flexible terms.

Competitive
Terms &
Rates Relief
Available



Location

James Gregory Centre 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.



Centre Benefits

- Flexible furnished office suites
- Category 5e structured data cabling
- Staff welfare area
- Conference room with AV facilities
- Ample tenant and visitor parking
- Access to shared high speed fibre connection
- Access to Aberdeen Innovation Park digital IP telephone system
- Beautiful and peaceful mature green landscaped environment
- Access to reception facilities in nearby Campus for mail/deliveries
- Larger meeting/conference rooms available to hire at competitive rates at both Aberdeen Innovation and Energy Parks
- Fast access to the new Third Don Crossing
- Utilities, cleaning & repairs all included in occupancy costs
- Electric car charging points on campus

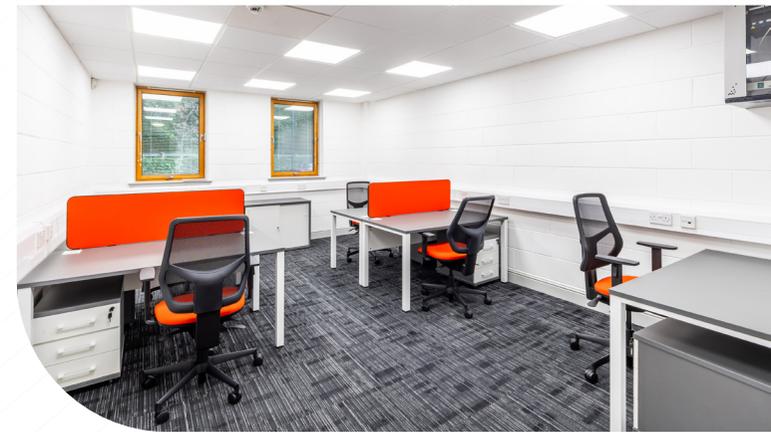
Included within Monthly Cost*

- Quality furnished office
- Electricity
- Cleaning
- Office repairs (dilapidations included)
- Access to 6 person conference room with AV facilities
- Connection to shared high speed fibre service
- Access to generous car park

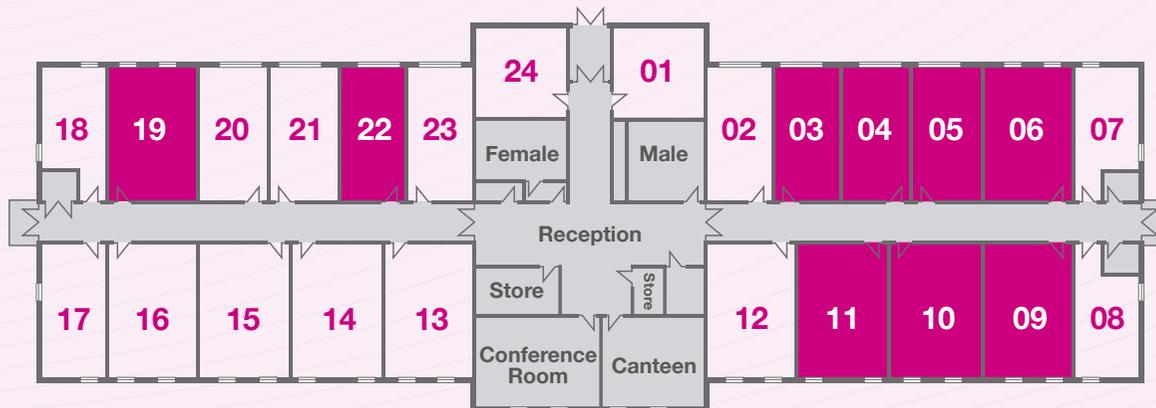
*Occupancy costs exclude all local authority rates, contents insurance and telephone.

Lease Terms

Suites are available on flexible licence agreements.



Indicative Floor Plans



Availability

Available Units	SQ M	SQ FT
03	17.46	188
04 & 05	34.93	376
06	22.7	245
07	11.79	127
09	22.9	247
10 & 11	47.00	506
19	23.04	248
21	17.46	188
22	17.37	187

James Gregory Centre

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



Occupancy Costs

On application.

Entry

The offices are available for immediate occupation, subject to conclusion of the licence agreement.

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 F. A copy of the certificate is available upon request.

Viewing and Further Information

enquiries@aberdeenenergypark.com
01224 933 003

Ryden

Arron Finnie
07880 716 900
arron.finnie@ryden.co.uk

Daniel Stalker
07887 751 090
daniel.stalker@ryden.co.uk

 Knight
Frank

Matthew Park
07810 599 964
matthew.park@knightfrank.com