



SUMMARY

- Excellent Parking Provisions
- Recently Refurbished
- Excellent location

DESCRIPTION

The Glover Pavilion comprises a modern office pavilion of steel frame construction under a pitched metal deck roof. The available accommodation is suite 4 on the first floor which has some internal partitioning. The office has also recently been refurbished. Internally the subjects provide a large open plan office with private offices and kitchen facilities. W.C. facilities are located in the communal areas.

LOCATION

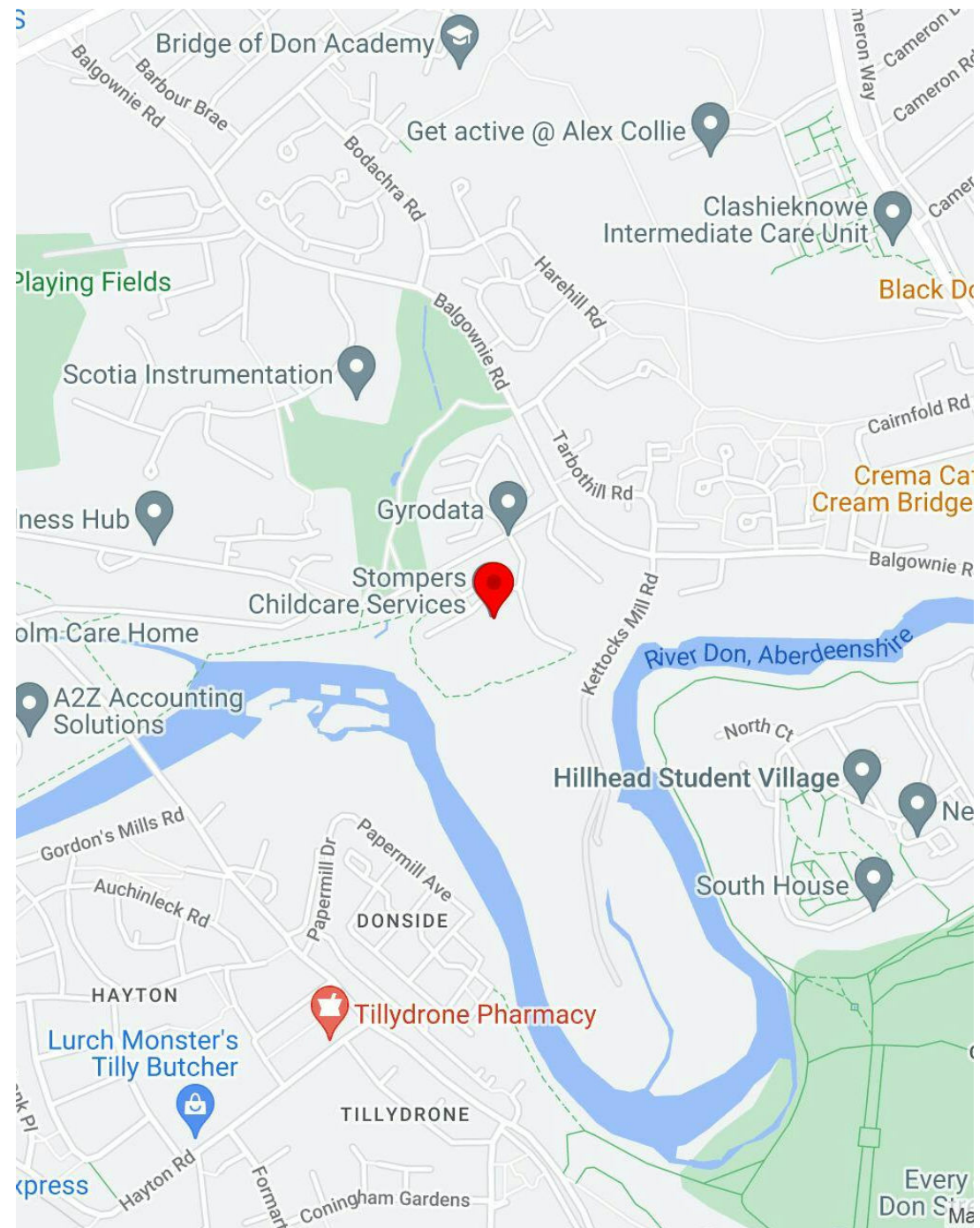
Aberdeen Innovation Park is an established business location, which is situated to the south side of Balgownie

Road in the suburb of Bridge of Don which is located some 3 miles North of Aberdeen City Centre.

Balgownie Road connects between arterial routes North of the City (The Parkway (A90) and Ellon Road which connects to

the Aberdeen Western Periphery (A92)) which ensures 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.



AVAILABILITY

NAME	SQ FT	RENT
1st - Suite 4	1,814	£2,116 /month

VAT

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

SERVICE CHARGE

A service charge to cover the maintenance, repair, servicing and management of the common internal and external parts of the building and the development will be payable by the ingoing tenant. Further details can be provided upon request.

RATEABLE VALUE

The subjects are entered into the valuation roll at £29,750. Fresh Start Relief in respect of rates payable may be available with further detail upon application.

TO ARRANGE A VIEWING, PLEASE CONTACT



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