TO LET

GRADE A OFFICE ACCOMMODATION

From 746 Sq. M (8,029 Sq. Ft) to 1,684 Sq. M (18,125 Sq. Ft)

Unit 10

Prime Four Business Park
Kingswells
Aberdeen
AB15 8QG

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Unit 10

AAB

Harbour Energy

Nursery

Vallourec

SLB

Maersk Training

TAQA

Village Hotel

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Location

Located within the prestigious Prime Four Business Park in Kingswells, the property lies approximately 5 miles to the west of Aberdeen City Centre.

The park enjoys a strategic location with excellent links to Aberdeen International Airport and the city centre. The building sits just off the A944, with the AWPR less than half a mile away, providing fast access to the north and south of Aberdeen and significantly reducing journey times.

Prime Four offers an outstanding working environment centred around the Forecourt, the development's amenity hub, featuring FRESH Café, Kingswellies Nursery, Kingswells Dental Practice, Urban Bar & Grill, Starbucks, a multi-use sports court, and the Village Hotel's conferencing and leisure facilities.

Prime Four is home to a number of prominent occupiers, including CNOOC, SLB, Vallourec, Harbour Energy, SSE and Lloyd's Register.

Distances / Driving Times

Aberdeen City Centre / Railway Station	**4.5 miles / 20 mins**
Aberdeen International Airport / Dyce	**4 miles / 10 mins**
Westhill	**2 miles / 5 mins**
Bridge of Don	**8 miles / 15 mins**
Altens Industrial Estate	**7 miles / 15 mins**

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Description

The property comprises a highly specified Grade A office with the following specification:

- BREEAM - Very Good
- Floor to ceiling height of 2.70 m
- VRF heating and cooling system
- Raised access floors (115 mm clear void)
- LG7 compliant lighting
- 13 person DDA compliant passenger lift and 'goods' lift
- Double height modern reception
- Access to a roof terrace
- Male, female and accessible toilet facilities on all floors
- Shower facilities and restaurant at ground level
- 217 Car parking spaces including 4 EV Charging Bays, providing an excellent ratio of 1:287 per sq ft of which 10 are disabled spaces, together with secure bicycle storage and 10 motorcycle spaces

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Accommodation

The building extends to approximately 60,757 sq ft, arranged over the ground, first and second floors. The ground floor provides a welcoming reception area, together with canteen and breakout facilities for occupiers.

The available office accommodation is located on the second floor and offers flexible space ranging from 746 sq m (8,029 sq ft) to 1,684 sq m (18,125 sq ft).

The suite is predominantly open plan and incorporates a number of private offices and meeting rooms. Finished to a high standard and complete with existing furniture, the accommodation offers an attractive turnkey opportunity, enabling immediate occupation with minimal fit-out costs.

Lease Terms

The building is held on a Full Repairing and Insuring lease until 31st March 2032. The available office space is offered on a sub lease basis on terms to be agreed. Further details on request.

Service Charge

Service charge will be applicable. Further information is available on request.

Rateable Value

The occupier will be responsible for all local authority business rates in relation to the accommodation occupied. An estimate can be made upon request.

EPC

The EPC rating of the building is B.

AML

In accordance with both HMRC and RICS guidance, Knight Frank are obliged to undertake AML due diligence on both our client and any counter party to a transaction.

Legal Costs

Each party will bear their own legal costs. The ingoing occupier will be liable for LBTT and registration dues in the normal manner.

Viewings & Offers

By prior arrangement with the sole marketing agent, to whom all formal offers should be submitted in Scottish Legal Form.

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