Aberdeen
Innovation Park

Competitive Terms Available

Donside House

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

High quality office premises and co-working space.
Open plan office suites with excellent car parking provisions.

aeip.co.uk



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Bright & Spacious

Donside House is a bright and modern office building providing flexible, generously sized work spaces in an inspiring environment in Campus 1 of Aberdeen Innovation Park.

Donside House offers a total of 21,848 sq ft of adaptable office space across four suites spread over two floors.

The flexible layout options enable you to adapt the space to your specific needs, from open-plan areas and collaboration spaces to individual offices and private meeting rooms.

The first floor west wing has a full office fit-out in place offering Plug-and-Play accommodation with a mix of open plan office, meeting room and individual offices. State of the art AV equipment is also in place.











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Convenience & Comfort

Donside House offers a range of convenient facilities. Each suite contains its own kitchen area and the building benefits from dedicated parking, ensuring easy access for you and your employees. You can enjoy the benefits of an established outdoor environment featuring beautiful woodland walks, an on-site nursery and a range of local amenities nearby.

The Innovation Park is near the main routes to the north and south of the city and close to the Diamond Bridge over the River Don. Aberdeen City Centre is within 10 minutes' drive and Aberdeen Airport is just 20 minutes away.

Co-Working

BOOK NOW

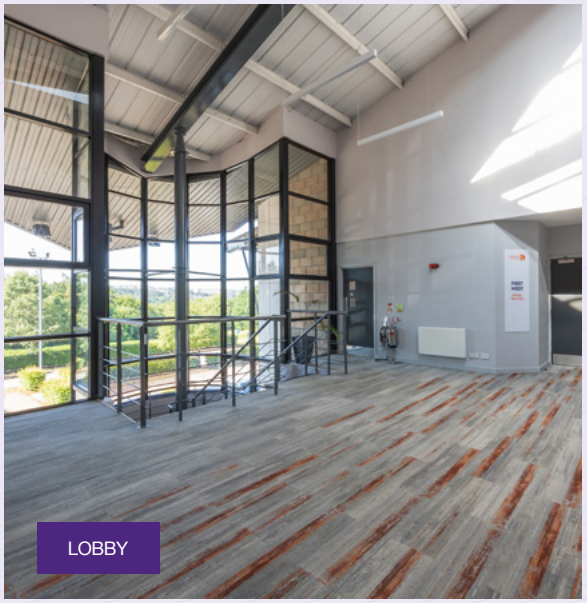
The ground floor east wing features a fully fitted out co-working space offering flexible booking of desks by the day along with first class meeting and breakout rooms.

Flexible Terms

We aim to accommodate the individual requirements of your business, offering competitive lease terms and flexible options. We will be happy to discuss lease durations and other details and aim to tailor a package that fits your needs.

We encourage you to get in touch with our friendly team to discuss your specific ambitions and arrange a viewing.


FIRST FLOOR WEST WING

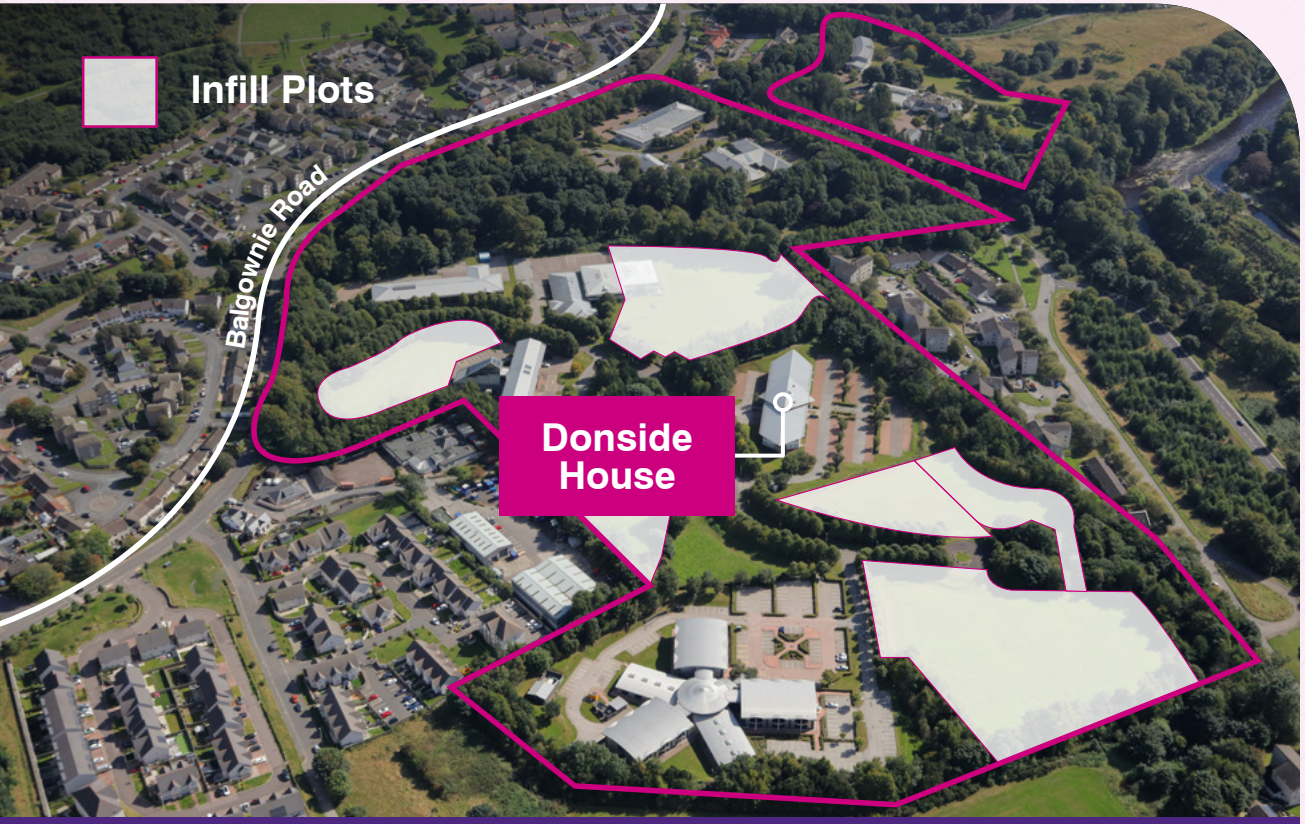

LOBBY

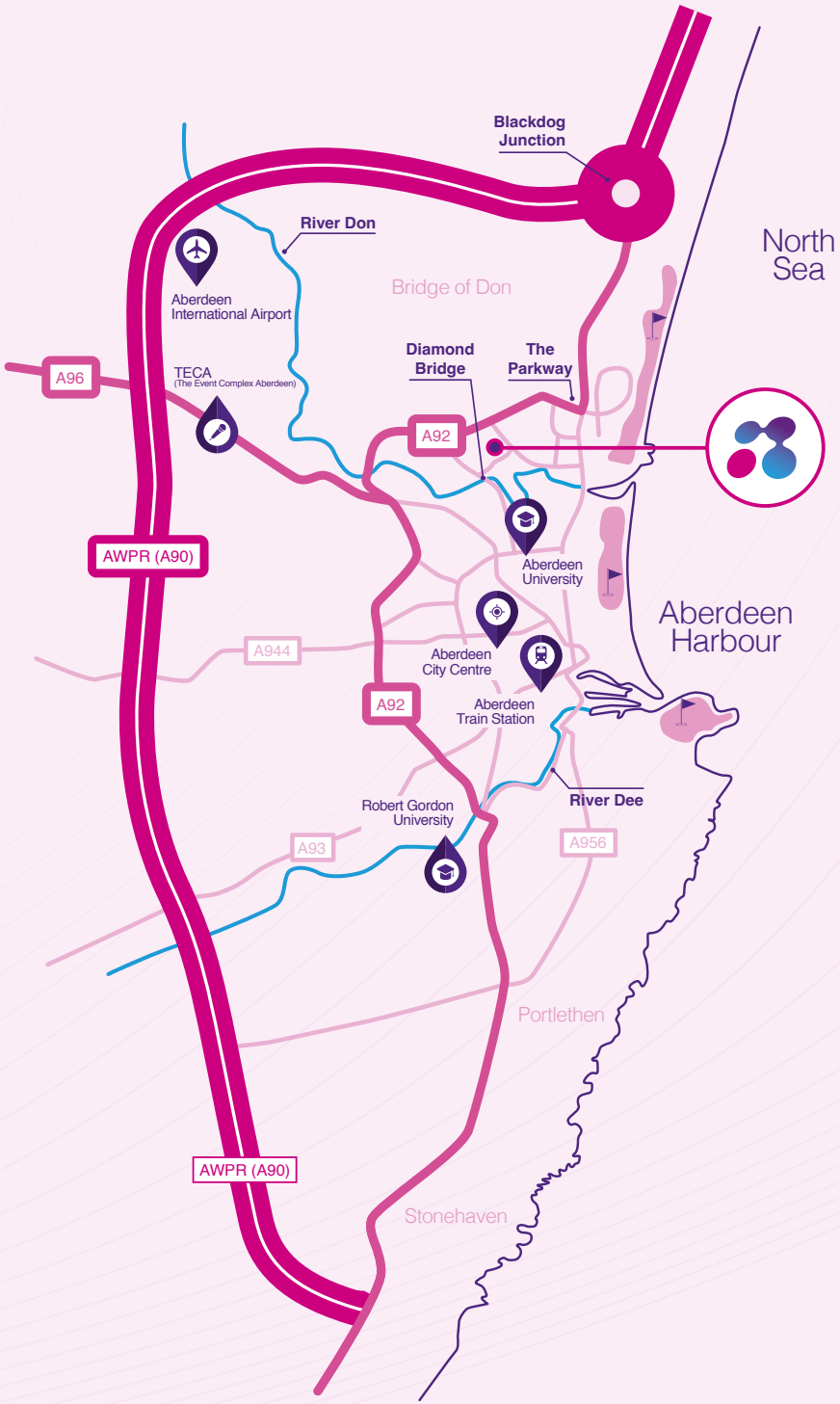

CO-WORKING

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Location

Donside 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.





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Accommodation
Space available from 496 sq m (5,338 sq ft)
up to 2,029.7 sq m (21,848 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 Plan



Availability

Available Suites	SQ M	SQ FT
First East Wing	519.0	5,586
First West Wing	517.9	5,575
Ground West Wing	496	5,338



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Donside House

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



Rent
£10.00 psf.

Rateable Value
Available on application.

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

Viewing and Further Information

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