Aberdeen
Innovation Park

Crombie Lodge

Campus 2,
Balgownie Road, Bridge of Don,
Aberdeen AB22 8GU

Three remaining suites.
Flexible office suites with generous car parking.
Workshop space available with additional storage.

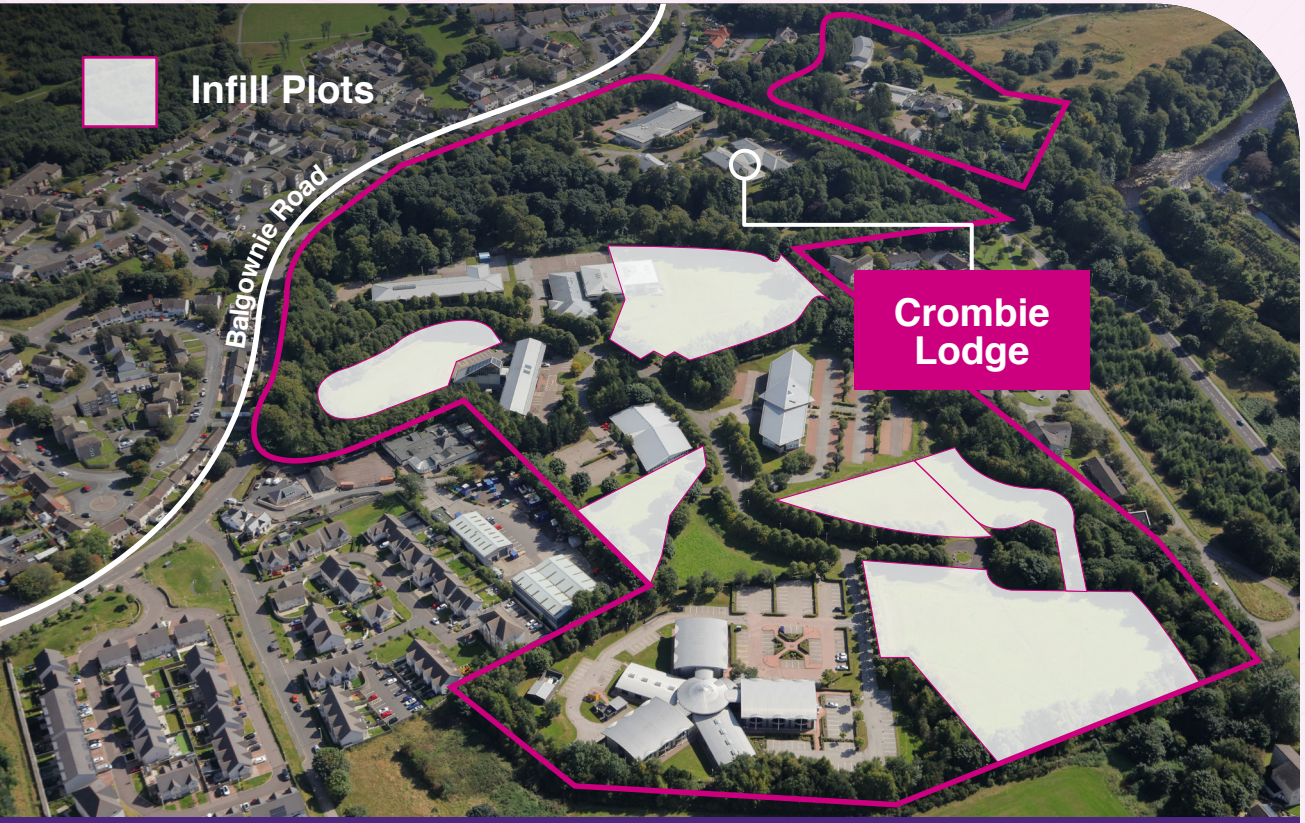
aeip.co.uk

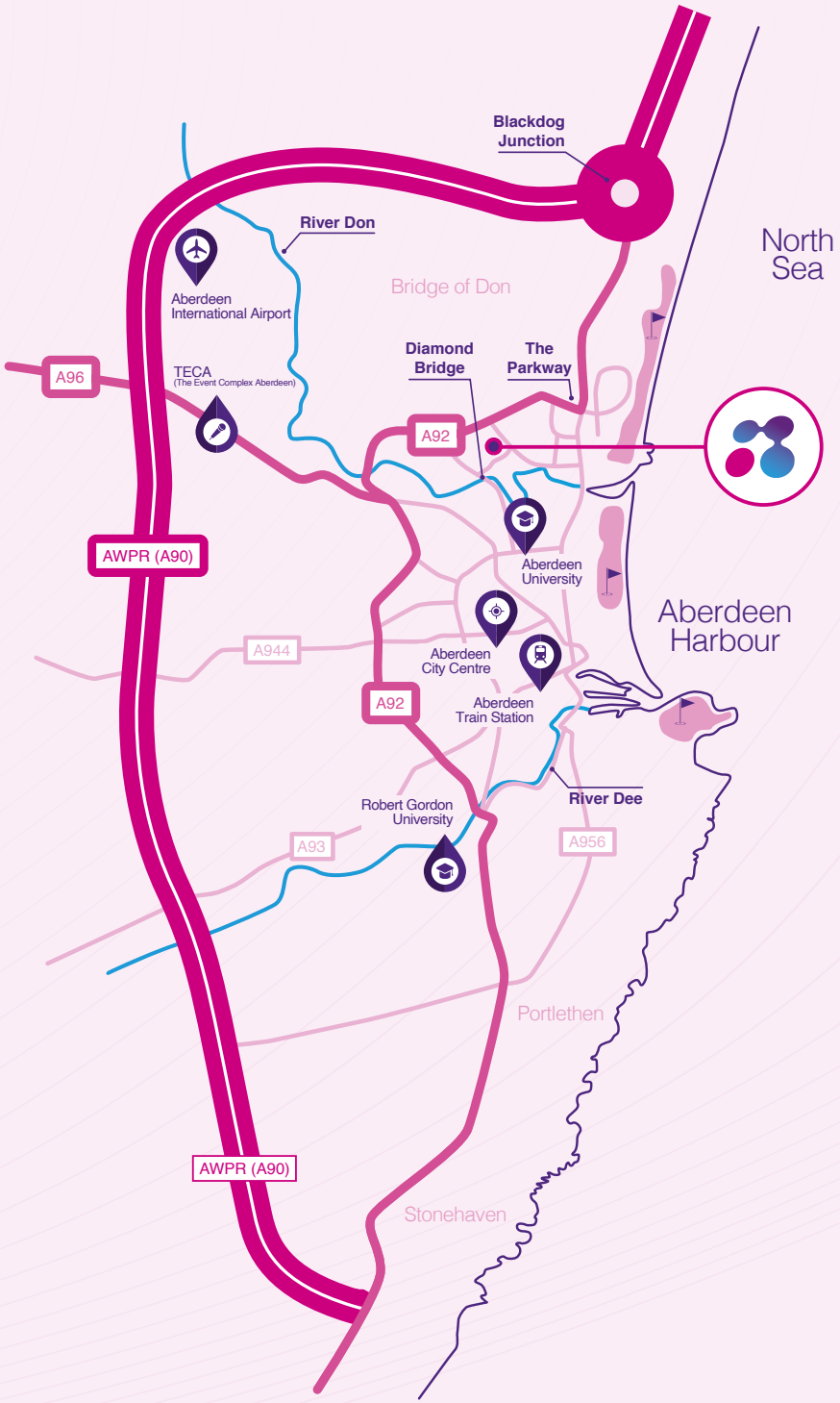


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Location

Crombie Lodge 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.



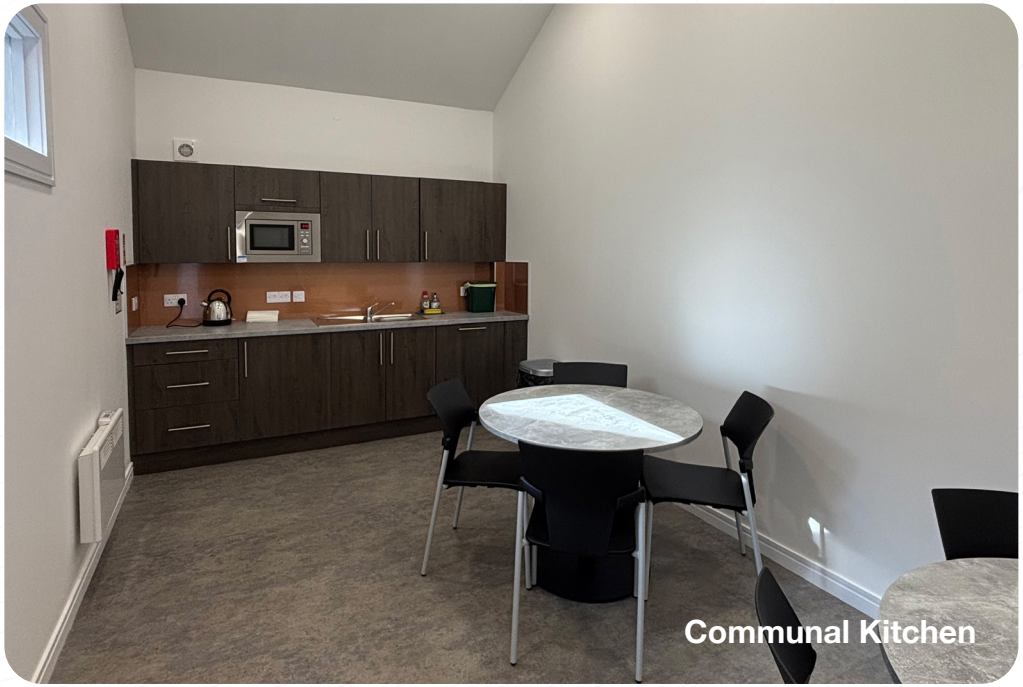




Unit 6



Communal Boardroom



Communal Kitchen

Parking
Large car park with electric car charging points.

Communal Areas
The pavilion benefits from a welcome lounge, bookable meeting rooms & modern kitchen.

Lease Terms
The suites are available to lease on Full Repairing and Insuring Terms for a duration to be agreed.

Entry
The suites are available for immediate occupation, subject to conclusion of missives.

Availability

Unit	Type of Space	SQ M	SQ FT
5a	Office/Store (Rear Access)	139	1,502
6	Workshop/Store/Office (Roller Shutter Door)	272	2,932
8b	Office	91	987

Indicative Floor Plan

Key:

- Office Space
- Workshop Space
- Let



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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. An incoming tenant may qualify for rates relief.

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

aeip.co.uk

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