



THE INDUSTRIAL PARK WILL PROVIDE A MIXTURE OF SIZES AND BUILT TO THE HIGHEST SPECIFICATION. LOCATED ALONGSIDE THE MAIN SPINE ROADS THROUGH ABERDEEN GATEWAY, EACH UNIT HAS FULL SIGNAGE RIGHTS AND A STRONG VISUAL IDENTITY WITHIN THE SCHEME.

Design

Each development will be tailor made to meet an individual occupiers requirement.

All units will provide high quality industrial space with associated open plan office accommodation.

To the rear of the units will be generous hard standing areas to cater either for turning of vehicles or hard standing and storage.

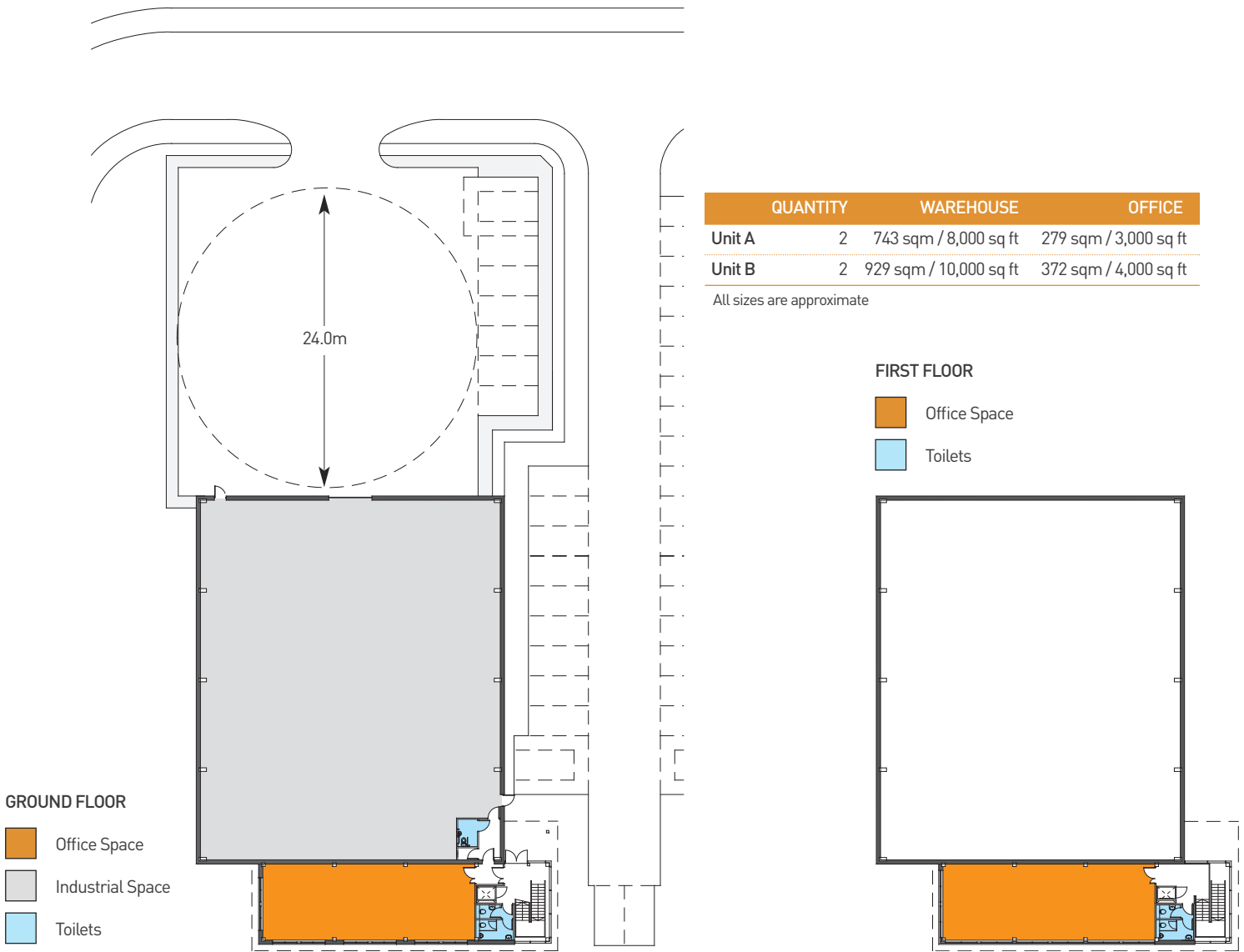
Dedicated and clear car parking spaces will be provided with each unit.



**INDUSTRIAL
UNITS**
HIGH QUALITY INDUSTRIAL SPACE WITH
OPEN PLAN OFFICE ACCOMMODATION
VARIOUS SIZE PERMUTATIONS



GGG
ABERDEEN
GATEWAY



BESPOKE SOLUTIONS ARE AVAILABLE TO LEASE OR PURCHASE

INDUSTRIAL PARK – SITES ARE AVAILABLE FROM 1.0 ACRES FOR BESPOKE 'TURNKEY' DEVELOPEMENTS ON EITHER LEASE OR SALE TERMS.

Illustrative Specification

The specification includes the following:

INDUSTRIAL

- Floor loading of 35.0kN/m²
- 3 Phase electrical supply
- Electrical roller shutter door to the rear
- Minimum of 6.0m 'floor to haunch'
- Gas fed warm air blowers

OFFICE ELEMENT

- Set over two levels
- Steel feature staircase
- DDA compliant
- 1 x 8 person passenger lift
- Toilet provision on each level
- Double glazing throughout
- Gas fired central heating
- VDU compliant lighting within the suspended ceiling

- 150mm raised access flooring throughout
- Floor loading of 4.0kN/m²
- Floor to ceiling height of 2.7m (clear)

Terms

The buildings are available to lease, or for purchase if so required.

FOR MORE INFORMATION CONTACT THE JOINT AGENTS:



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A DEVELOPMENT BY:

Knight Frank and Ryden for themselves and for vendors or lessors of this property whose agents they are, give notice that:

- 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
 - 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property.
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- August 2010

