

INDUSTRIAL UNITS

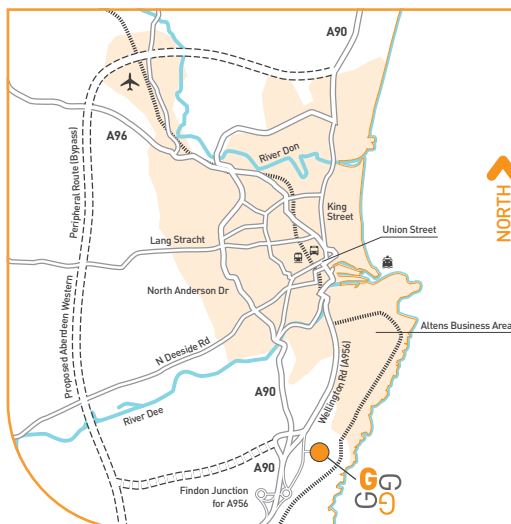


CONSTRUCTION OF HIGH SPECIFICATION INDUSTRIAL UNITS HAS COMMENCED AT ABERDEEN GATEWAY BUSINESS PARK. **THIS SPECULATIVE DEVELOPMENT WILL COMPRISE TWO UNITS EXTENDING TO 1,087 SQ. M. (11,700 SQ. FT.) PER UNIT AND COMPLETION IS ANTICIPATED BY QUARTER 4 2011.**

The Development

Aberdeen Gateway is a fully serviced business park comprising a total of 45 developable acres. The site was first established in 2008 and existing occupiers include National Oilwell Varco and the recently completed Hydrasun headquarters. The new industrial units

will be the next development with construction to commence in June 2011. The new units will comprise a high quality workshop facility with high specification offices arranged over two storeys, fully secure concrete yards and excellent car-parking provision.



HIGH QUALITY INDUSTRIAL SPACE WITH OPEN PLAN OFFICE ACCOMMODATION

KEY FACTS:



- > SPECULATIVE DEVELOPMENT TO COMMENCE OF 2 INDUSTRIAL UNITS
- > 1,087 SQ. MT (11,700 SQ. FT.)
- > GRADE A SPECIFICATION
- > MIXTURE OF OFFICES, WORKSHOP AND SECURE YARD
- > EXCELLENT CAR-PARKING PROVISION
- > SALE OR LEASE TERMS AVAILABLE
- > STRATEGICALLY LOCATED - EXCELLENT TRANSPORT LINKS
- > IDEAL WORKING ENVIRONMENT
- > FULLY ESTABLISHED PRIME BUSINESS PARK

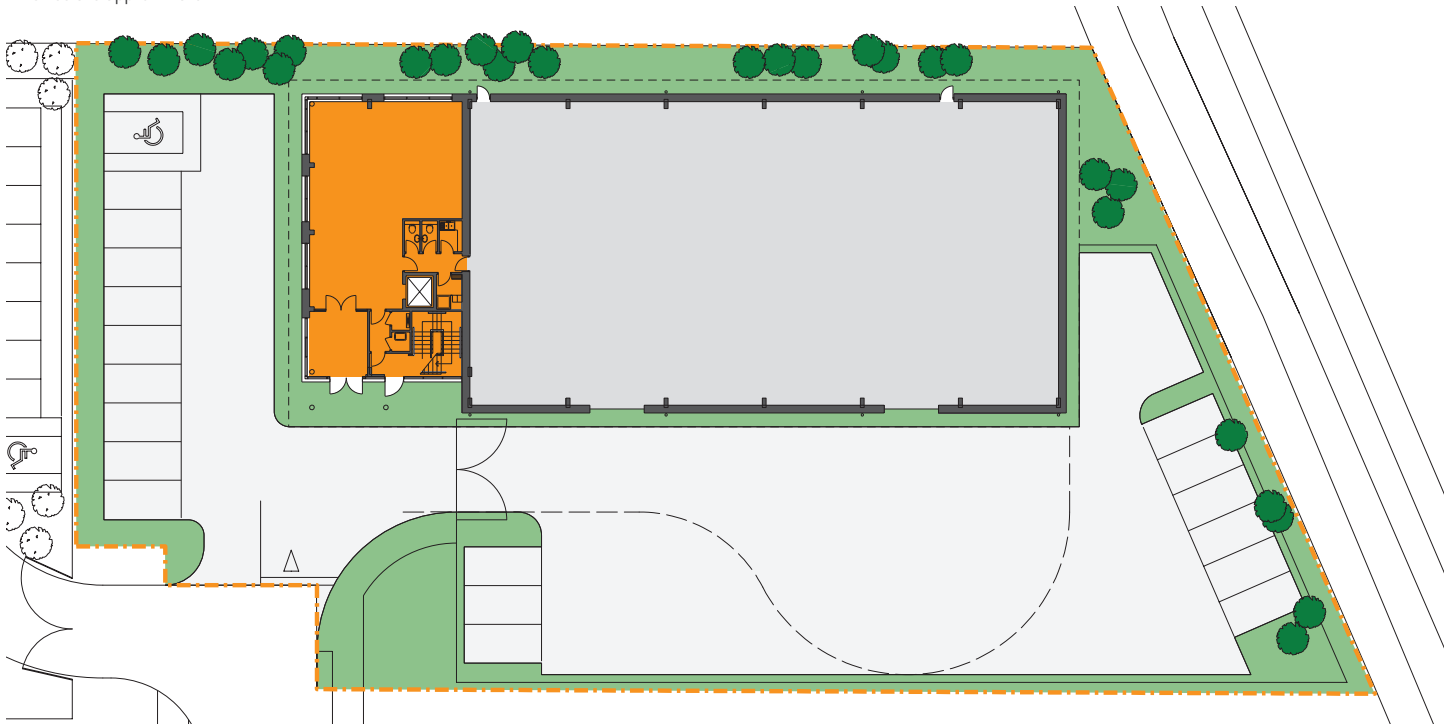
AVAILABLE AUTUMN/WINTER 2011

INDUSTRIAL UNIT – ILLUSTRATIVE EXAMPLE

WAREHOUSE	OFFICE	YARD
743 sq m (8,000 sq ft)	344 sq m (3,700 sq ft)	743 sq m (8,000 sq ft)

All sizes are approximate.

-  Office Space
-  Industrial Space



SPECULATIVE INDUSTRIAL UNITS NOW UNDER CONSTRUCTION

Location

Aberdeen Gateway is the new prime commercial and business location, located to the South side of the city, and is the natural extension to Altens Industrial Estate, providing companies with a prime location with space to grow. The site lies alongside the main access point into Aberdeen City Centre, the A90, and the junction with the A956 into Aberdeen Harbour. The proposed Aberdeen Western Peripheral Route is proposed to link into the A90, directly adjacent to Aberdeen Gateway and this will substantially improve links to the Airport and the North.

Specification

The specification includes the following:

INDUSTRIAL

- Floor loading of 35.0kN/m²
- 3 Phase electrical supply
- 2 x electrical roller shutter doors
- Minimum of 7.0m 'floor to haunch'

OFFICE ELEMENT

- Set over two levels
- Steel feature staircase

- DDA compliant
- 1 x 8 person passenger lift
- Toilet provision on each level
- VRV heating and cooling system
- VDU compliant lighting within the suspended ceiling
- 150mm raised access flooring throughout
- Floor to ceiling height of 2.7m (clear)

Terms

The buildings will be available to lease upon practical completion for a minimum lease period of 10 years, incorporating 5 yearly rent reviews. Alternatively sale terms will be provided to interested parties.

Rent

The initial rent will be £145,000 per annum, exclusive of VAT.

Price

Purchase terms are available on application.

Entry

Date of entry upon conclusion of legal missives. We anticipate practical completion by Q4 2011.

FOR MORE INFORMATION CONTACT THE JOINT AGENTS:



Katherine Monro
katherine.monro@knightfrank.com

Neil Young
neil.young@knightfrank.com



Arron Finnie
arron.finnie@ryden.co.uk

Paul Richardson
paul.richardson@ryden.co.uk



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.
 - 3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT.
 - 4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.
 - 5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.
 - 6) The computer generated imagery within these particulars are indicative only.
- June 2011