

THE STRATUS BUILDING

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6 INTERNATIONAL AVENUE
ABZ BUSINESS PARK,
ABERDEEN, AB21 0AF

SERVICE CHARGE
Should the property be part occupied, then there would be a service charge relating to the maintenance, repair and servicing of the common internal and external parts of the building. Any ingoing occupier would be liable for their pro-rata share of this cost.

In addition, there is to be a small service charge for the maintenance, upkeep and servicing of the common parts of the development.

Further information and budget cost can be provided to interested parties on application.

RATING ASSESSMENT
The Rateable Value of the property will require to be assessed upon completion. An indication of the likely Rateable Value can be provided to interested parties on application.

OTHER MATTERS
If these premises do not suit your company's requirements, please contact the joint agents in order to discuss alternative options at ABZ Business Park.

VIEWING
For further information or viewing arrangements, please contact the joint letting agents.



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Ryden

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FOR SALE / TO LET



ABZ

THE STRATUS BUILDING

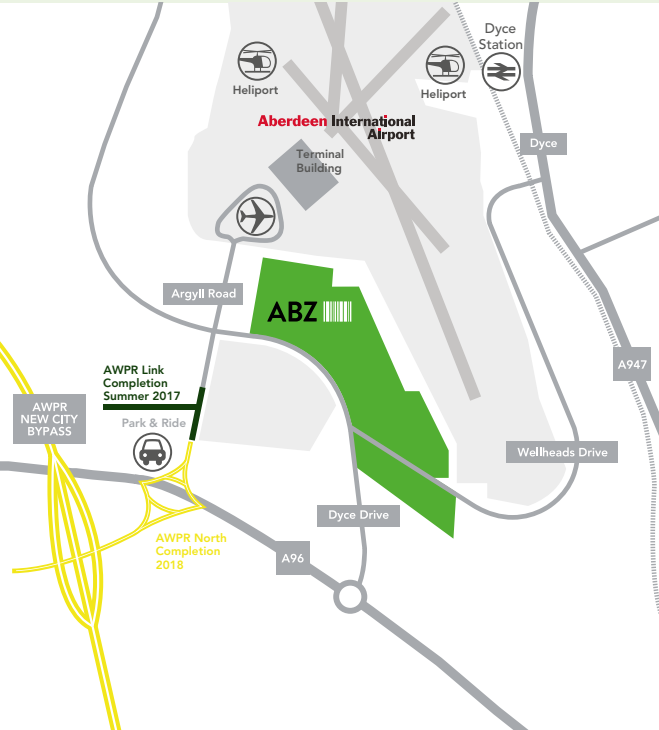
HIGH QUALITY NEW BUILD
OFFICE BUILDING



LOCATION

ABZ Business Park occupies a key location adjoining Aberdeen Airport with direct road connection to the Airport itself, as well as Dyce Drive leading to the A96, Wellheads Drive, and the proposed Aberdeen Western Peripheral Route.

Aberdeen is widely recognised as the European capital of the North Sea oil and gas exploration and production industry, with many technologies developed in the city exported worldwide.



CONNECTIVITY

ROAD ACCESS
ABZ has immediate access to the trunk road network – lying 600m from the A96 Aberdeen to Inverness route, with onward links to the major national motorway network. Its accessibility from all directions will be further enhanced upon delivery of the Aberdeen Western Peripheral Route in 2018, which will further increase capacity and improve journey times. Aberdeen International Airport is served by a range of hire drive solutions. A new vehicle rental facility lies adjacent to ABZ, offering extensive ‘on-site’ provision from all the major car rental chains.

RAIL AND BUS ACCESS
Public transport provision is vital for a modern, environmentally sustainable office facility. Occupiers at ABZ benefit from its unrivalled position, with dedicated shuttle route connected to Aberdeen International Airport and links to Dyce Main Line Railway Station and onward to Aberdeen Railway Station. Regular services throughout the day enable staff to travel to and from ABZ efficiently.

WALKING
Safe routes for pedestrians are available in all key connections to ABZ – from rail and bus stations to Aberdeen International Airport.

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DESCRIPTION
The Stratus Building is a high quality three storey speculatively-built office building occupying a regularly shaped, prominent site, which extends to circa 0.92 acres (0.37 hectares) and fronts International Avenue; the main estate road at ABZ Business Park. There are 63 dedicated car parking spaces (including 4 disabled). Motor cycle parking racks and secure cycle lockers are also be provided.

The specifications include:

- Flexible, column free, open plan floor-plates
- 2.7m clear floor to ceiling heights
- Double height entrance foyer
- Heating and cooling through a 3 Pipe VRV heat pump system
- 8 Person (630 Kg) Passenger lift
- Raised Access Flooring (150mm void)
- Suspended Ceiling
- Double glazed, thermal tinted windows
- LG7 Compliant lighting (offices) and decorative feature lighting (main reception)
- EPC rating B+
- Toilets on each floor
- Category L5 Fire Alarm system
- Intruder Alarm

The office building is of steel portal frame construction with Micro Rib panel insulated wall cladding and Ecosafe Trapezoidal insulated roof panelling.

Externally, the building sits in an attractive landscaped and paved site, immediately adjacent the Regus serviced office.

LEASE TERMS
The accommodation is available on Full Repairing and Insuring terms, for a negotiable lease duration. Any medium to long term leases will be subject to upward only rent review at regular intervals.

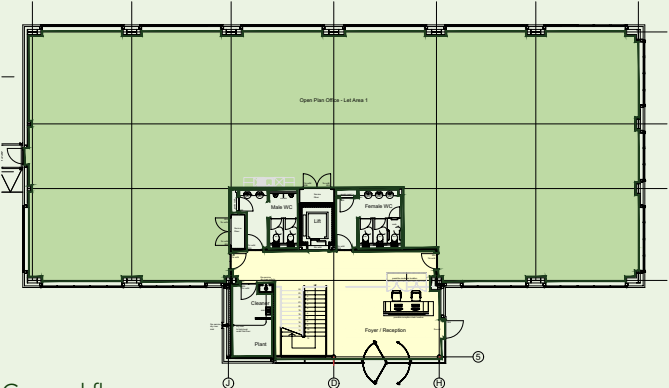
RENT
Upon application.



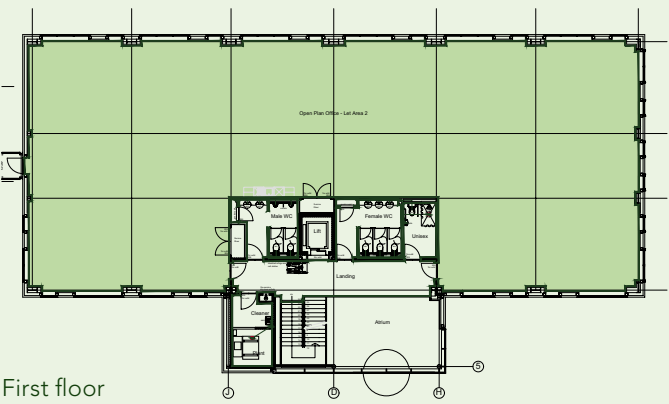
FLOOR AREAS
The Net Internal Area of the building, measured in accordance with the RICS Code of Measuring Practice (6th Edition) is as follows:

Ground Floor		
Reception	46.39 sq m	(500 sq ft)
Office	484.91 sq m	(5,220 sq ft)
First Floor		
Office	478.43 sq m	(5,150 sq ft)
Second Floor		
Office	494.80 sq m	(5,326 sq ft)
Floor Archive	8.80 sq m	(95 sq ft)
Boardroom	27.83 sq m	(300 sq ft)
TOTAL	1,541.16 sq m	(16,591 sq ft)

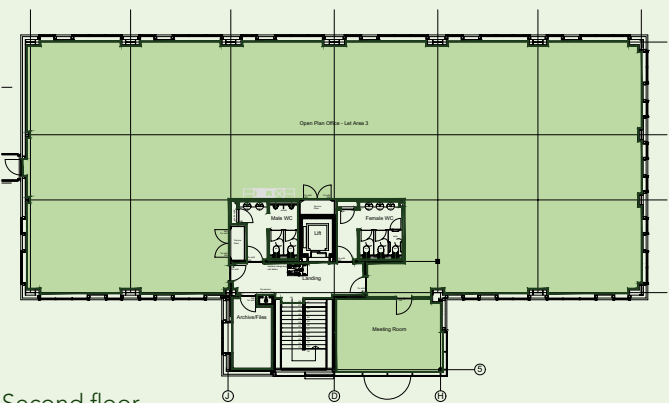
The office is available as a whole, or on a floor by floor basis, on terms to be agreed.



Ground floor



First floor



Second floor