

TO LET

A:BP ABERDEEN
BUSINESS
PARK



KIRKHILL HOUSE

DYCE DRIVE, DYCE, AB21 0LQ

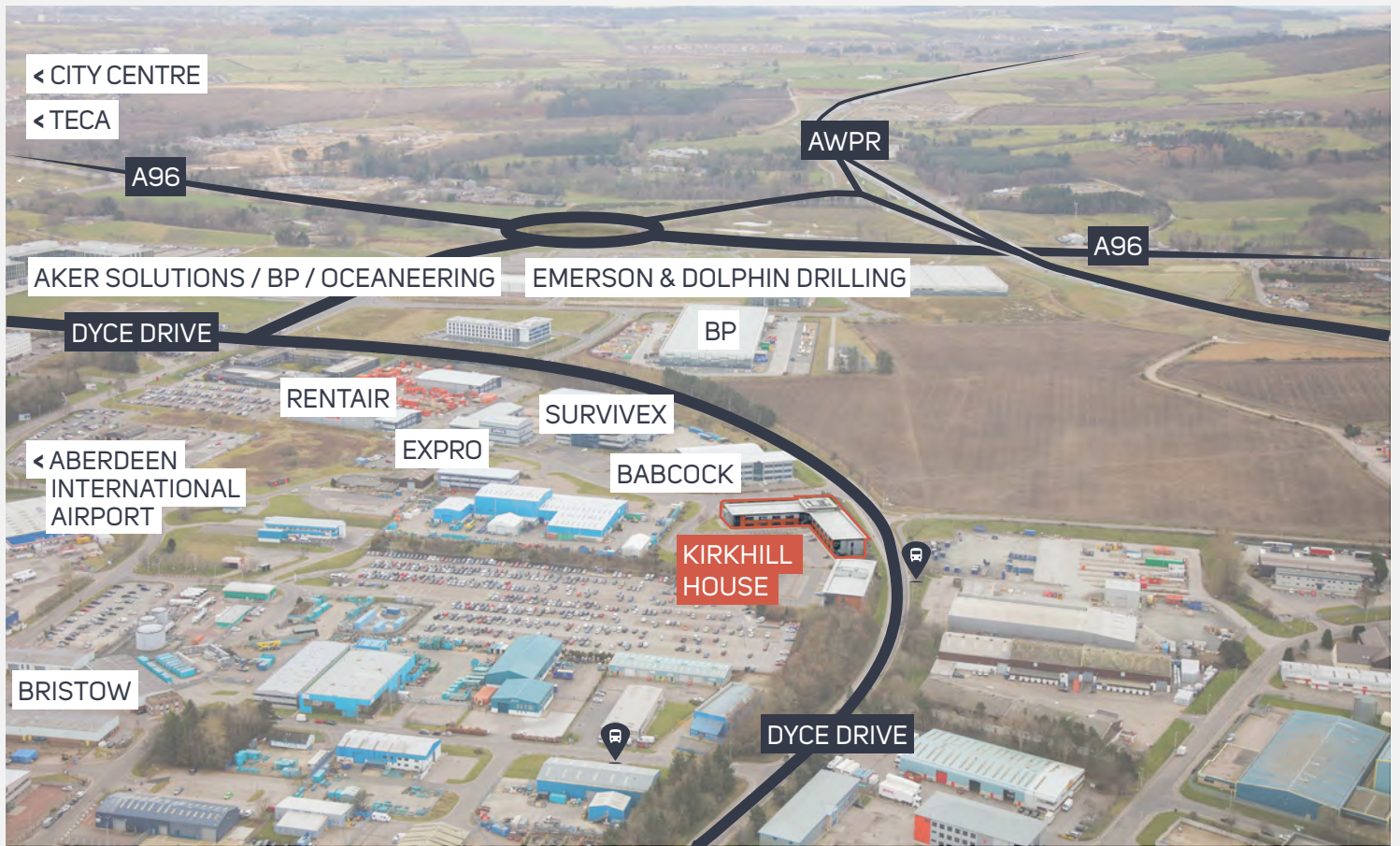
HIGH QUALITY OPEN PLAN OFFICE SUITE

FIRST FLOOR - WEST WING

798.5 SQ.M (8,594 SQ.FT)

Excellent parking provision

Flexible terms and
incentive packages
tailored to meet
occupier specific
requirements



LOCATION

- > Situated on the well established Aberdeen Business Park
- > Accessed via Dyce Drive and Dyce Avenue
- > Adjacent to Aberdeen International Airport
- > The AWPR provides easy access to all parts of the city and beyond with drive times significantly reduced to all peripheral business locations and airport. Kirkhill House is within 0.4 miles of the Dyce Link to the AWPR

TRAVEL TIMES

Aberdeen International Airport.....	2 min
Westhill	10 min
Bridge of Don.....	15 min
City Centre	20 min
Train / Bus Station.....	21 min
Altens	21 min

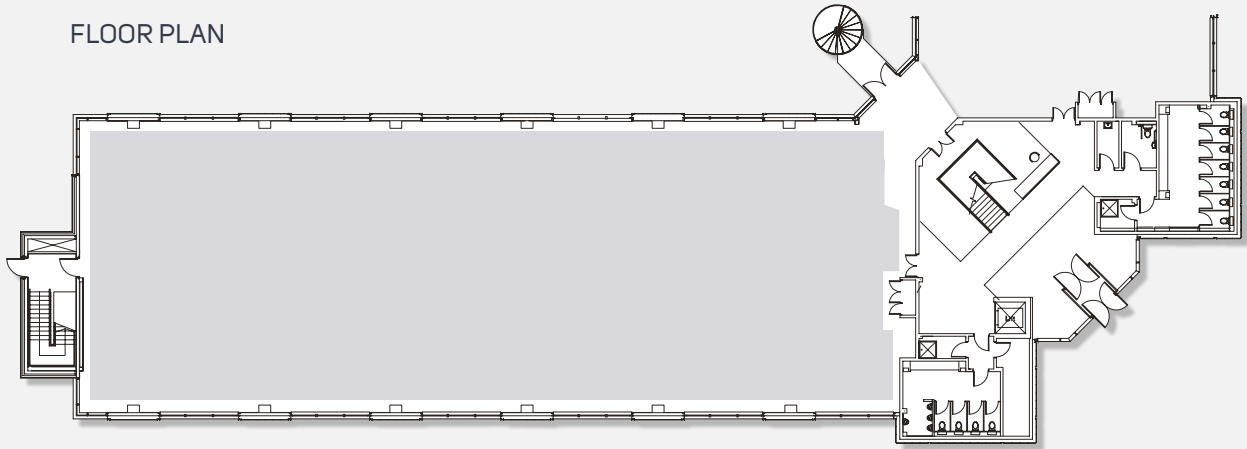
DESCRIPTION

Kirkhill House is an imposing office HQ building arranged around a central reception and provides high quality office accommodation benefiting from the following:

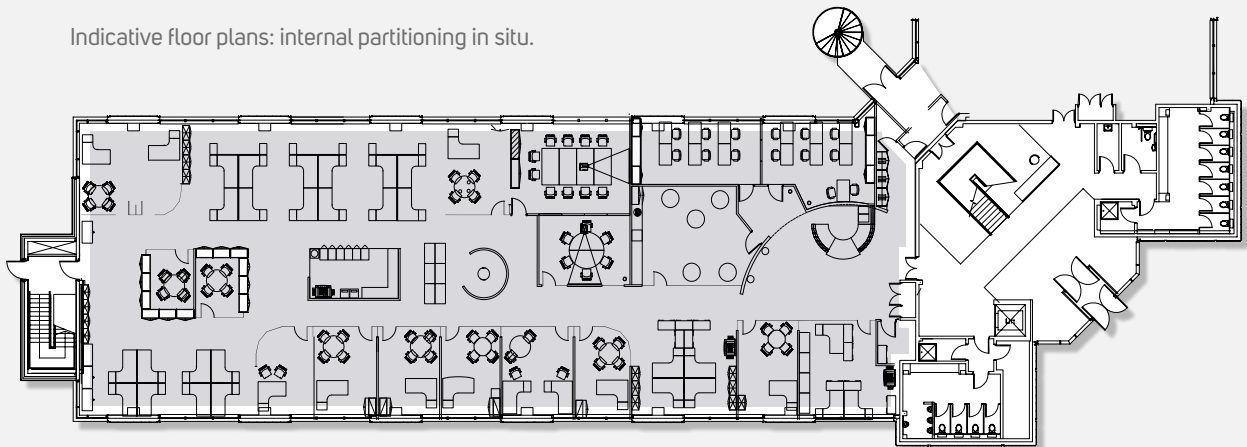
- > High quality double height reception area
- > Comfort cooling and raised access floors throughout
- > Open plan floor plate with offices and meeting rooms created, therefore reducing initial capex on tenants fit-out
- > Tea prep area, w.c and shower facilities
- > 8 person passenger lifts
- > Excellent parking provision - 32 car parking spaces (1:265 sq.ft)
- > EPC - available on request
- > The suite is available on flexible terms



FLOOR PLAN



Indicative floor plans: internal partitioning in situ.



AVAILABILITY

The available accommodation contained within Kirkhill House is as follows:

KIRKHILL HOUSE

Suite	Area sq.m	Area sq.ft
First Floor	798.5	8,595



RATEABLE VALUE

£94,500, effective 1 April 2026.

VAT

Payable at the prevailing rate.

SERVICE CHARGE

A service charge will be payable in respect of common area and site maintenance.

LEGAL COSTS

Each party to bear their own legal costs. LBTT and Registration dues to be payable by the tenant.

- Flexible lease terms – leases from 12 months upwards will be considered
- Highly flexible incentive packages depending on occupier needs and lease terms
- Flexible rental packages can be inclusive of service charges and terminal dilapidations, depending on other terms and financial covenant

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To discuss how we can accommodate your flexible business needs at Kirkhill House, please call either of the joint agents:



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