

TO LET / MAY SELL

A:BP ABERDEEN
BUSINESS
PARK



CAMPBELL HOUSE

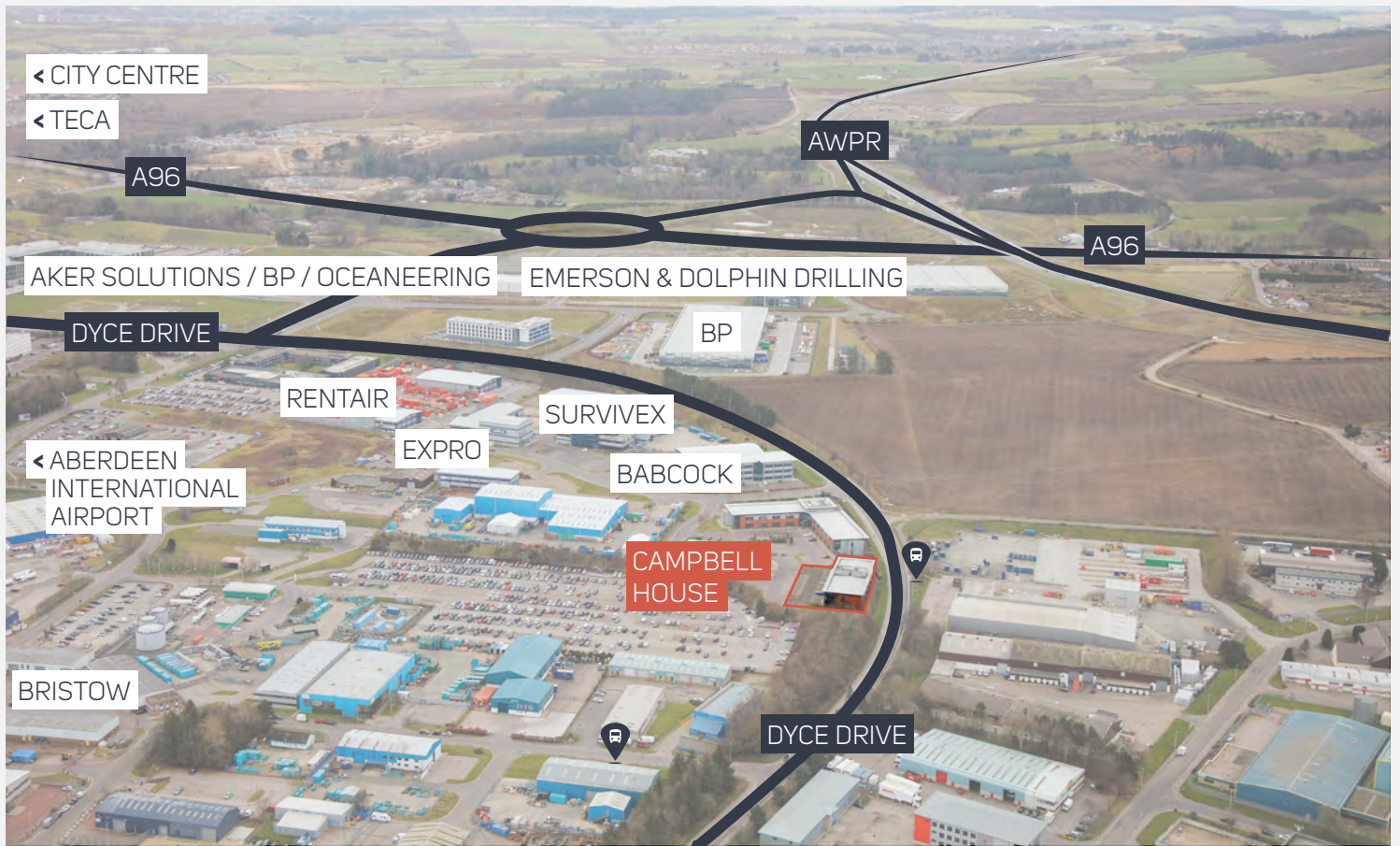
DYCE DRIVE, DYCE, AB21 0LQ

HIGH QUALITY OFFICE PAVILION

Suites available from 258.27 sqm (2,780 sqft)
to 986.47 sqm (10,618 sqft)
Excellent parking provision

Flexible terms and
incentive packages
tailored to meet
occupier specific
requirements

EPC – A



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

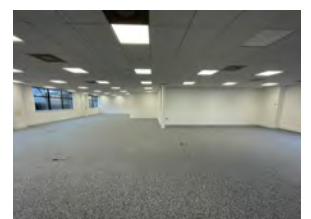
TRAVEL TIMES

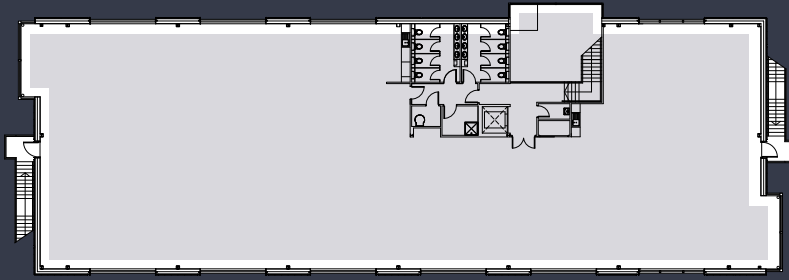
Aberdeen International Airport.....	2 min
Westhill	10 min
Bridge of Don.....	15 min
City Centre.....	20 min
Train / Bus Station	21 min
Altens.....	21 min

DESCRIPTION

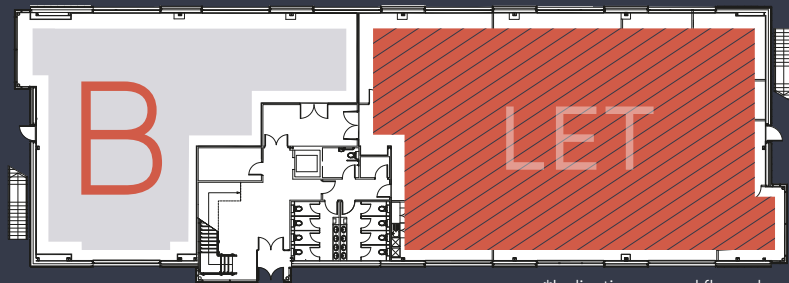
Campbell House provides modern open plan refurbished office accommodation, whilst the ground floor in part also benefits from the previous tenant's fitout, which can be left in situ or removed depending on a tenant's requirements. In general the property benefits from the following specification:

- > Comfort cooling and raised access floors throughout
- > Clear floor plate allowing complete flexibility for tenant's fit-out
- > Tea prep area and w.c facilities
- > Excellent parking provision
- 52 car parking spaces (1:300 sq.ft)
- > EPC - A





*Indicative first floor plan



*Indicative ground floor plan



Scan/click
to view
Campbell
House

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AVAILABLE SUITES

Campbell House is available as a whole, on a floor by floor basis or alternatively suite by suite basis.

CAMPBELL HOUSE

Suite	Area sq.m	Area sq.ft
First Floor	728.2	7,838
Ground Floor - Suite B	258.27	2,780
Total	986.47	10,618

RATEABLE VALUE

First Floor - £78,500, effective 1 April 2026.

Ground Floor - £78,000, effective 1 April 2026. Suite B will be required to be reassessed however an estimate can be provided.

Demised parking will incur an additional Rateable Value.

PRICE

Offers are invited for our client's Heritable Interest (Scottish equivalent of English Freehold).

VAT

Payable at the prevailing rate.

SERVICE CHARGE

A service charge will be payable for building and common area maintenance if multi let and for the upkeep and maintenance of the Business Park as a whole.

LEGAL COSTS

Each party will be responsible for their own legal costs. The ingoing occupier, or purchaser, will be responsible for any LBTT and Registration Dues, if applicable.

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



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