



TO LET / FOR SALE
UNIT A2

360m² / 3,876sqft
14 CAR PARK SPACES

BANKHEAD DRIVE | CITY SOUTH BUSINESS PARK | PORTLETHEN AB12 4XX

The Place to do
BUSINESS





LOCATION

City South is a prime location to the South of Aberdeen, around 5 miles from the City Centre. City South benefits from excellent road connectivity and prominence and can be directly accessed via the A92

- A range of high quality pavilions ready for occupation
- Suitable for Office, Retail, Nursery or Gym use
- 2 minute walk to Euro Garages (coming soon) including convenience retail, KFC and coffee shop.

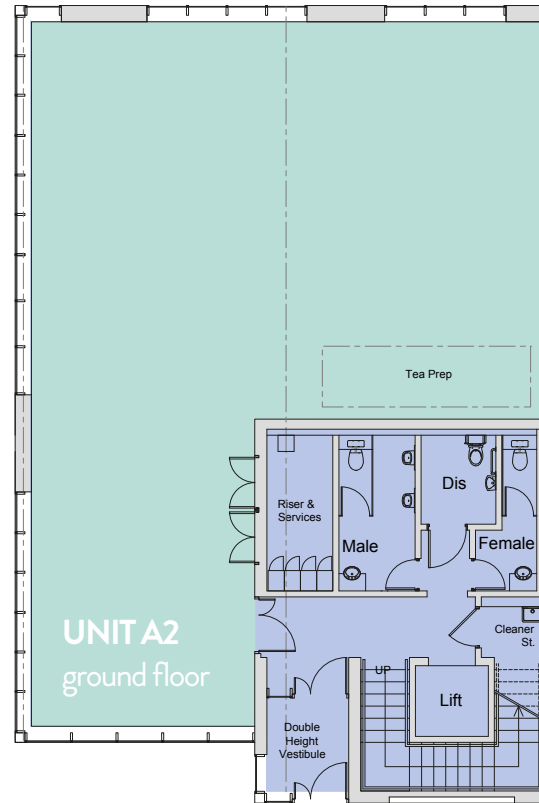
ACCOMMODATION

Unit A2 is a semi-detached office pavilion prominently located at the entrance to City South, adjacent to the new KCA Deutag HQ.

The building is available to let as a whole or on a floor by floor basis.

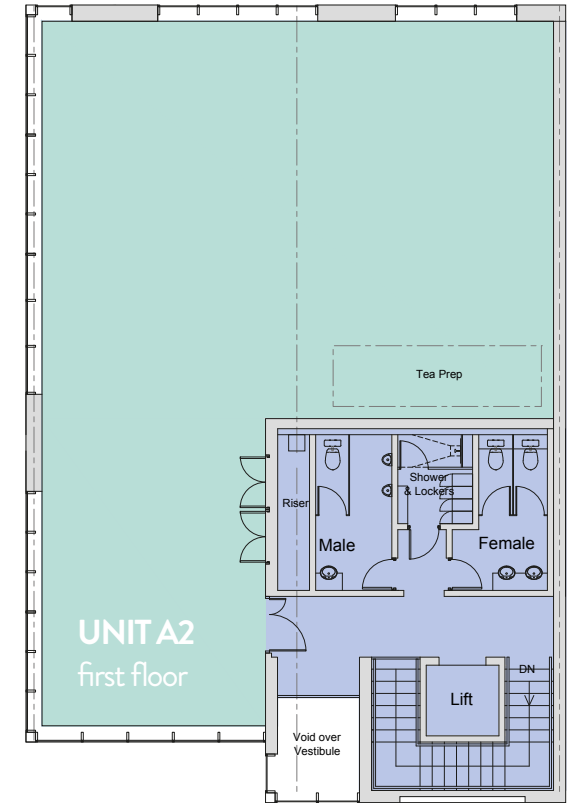
FLOOR	AREA (Sq. M.)	AREA (Sq. Ft.)	CAR PARKING
Ground	180	1,938	7
First	180	1,938	7
TOTAL	360	3,876	14

FLOORPLANS



A2 GROUND FLOOR

Gross Net
238m² / 2,562sqft **180m² / 1,938sqft**



A2 FIRST FLOOR

Gross Net
232m² / 2,497sqft **180m² / 1,938sqft**



SPECIFICATION

All pavilions at City South are designed to the highest quality with a focus on sustainability, efficiency and occupier comfort. The layout and specification of the pavilions can be tailored to suit the end user, whether this be office, gym, nursery or retail.

Office finishes include:

- High quality external design
- Feature Double Height Entrance
- High speed passenger lift
- Flexible VRF comfort cooling system
- Raised Access Floors
- Luxury Finishes to WC's and Shower
- Superfast Broadband connection available
- EPC 'B'

TERMS

Unit A is available to lease or purchase;

Rental: £15 per sq.ft. with attractive incentive package

Purchase Price on application

VAT

All prices and rents quoted are exclusive of VAT.

VIEWING & OFFERS

Please contact the joint agents to discuss your interest further or to arrange a viewing at City South.





BUILDING	SQ.FT.	SQ.M.	PARKING
A2	3,876	360	14
B	15,615	1,451	49
C	5,488	510	20

CBRE

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a development by
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