



# To Let Pavilion4

- Suites ranging from 3,000 ft<sup>2</sup> upwards
- Subdivision of floors to suit your needs
- Total space over 3 floors – 33,592 ft<sup>2</sup>





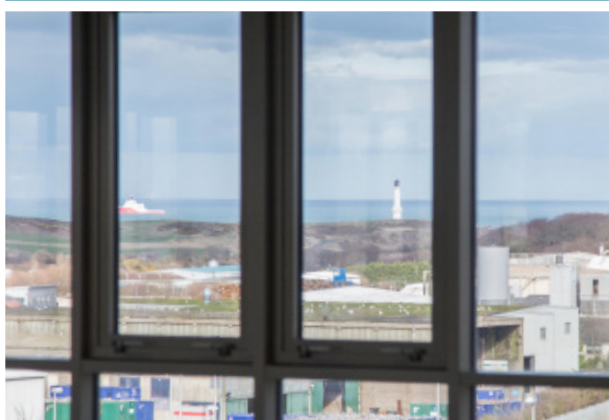


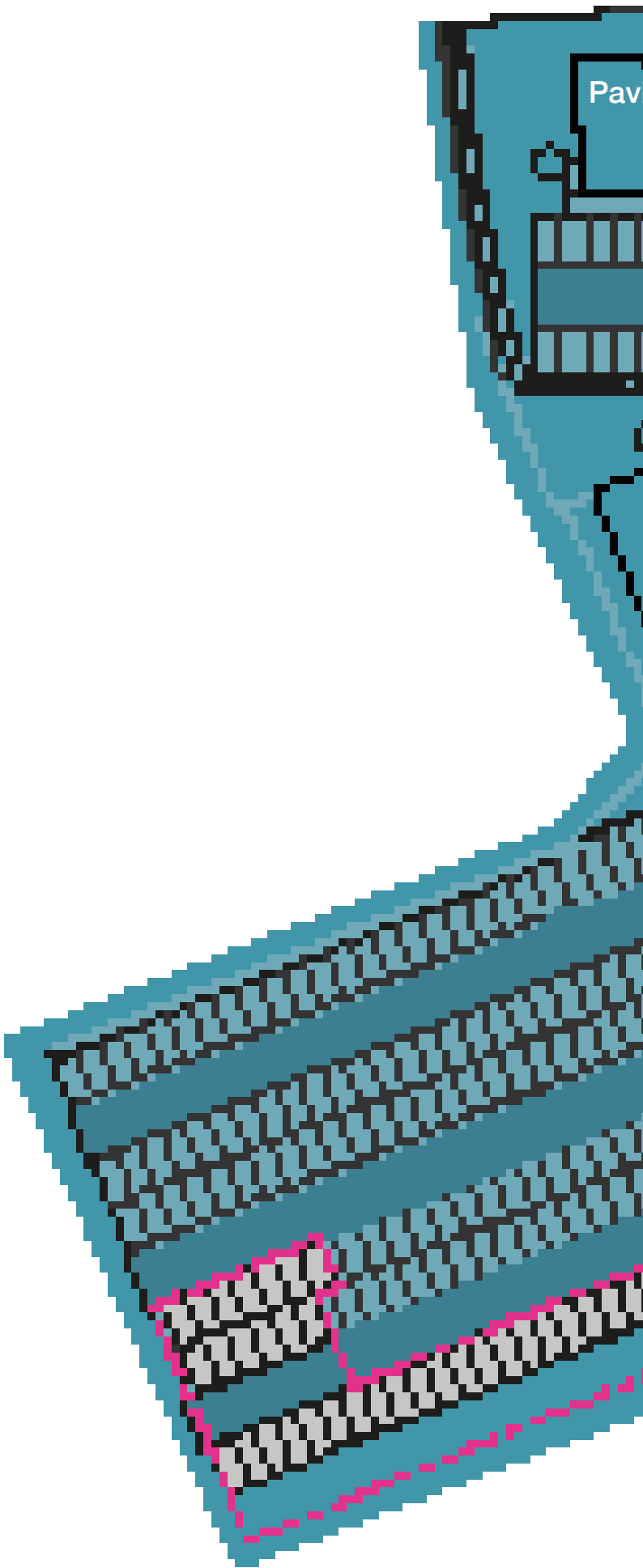
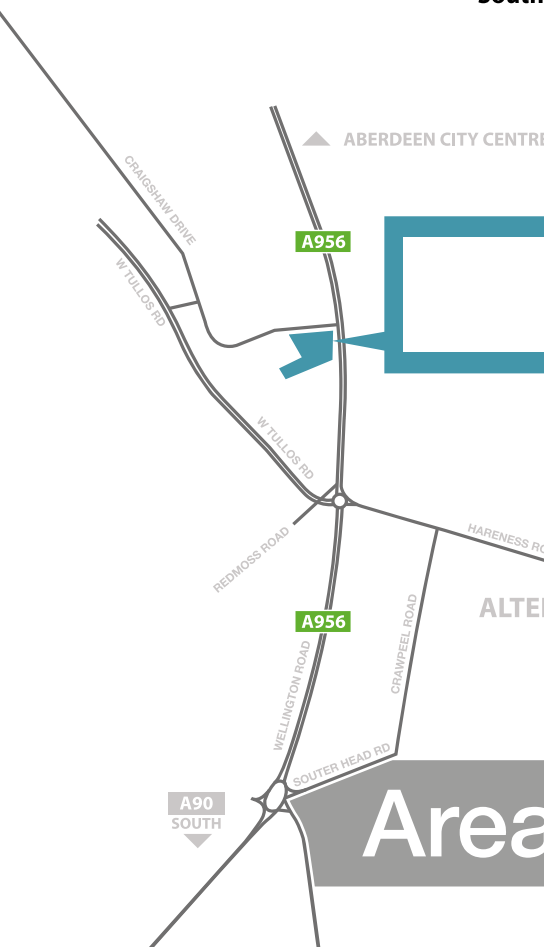
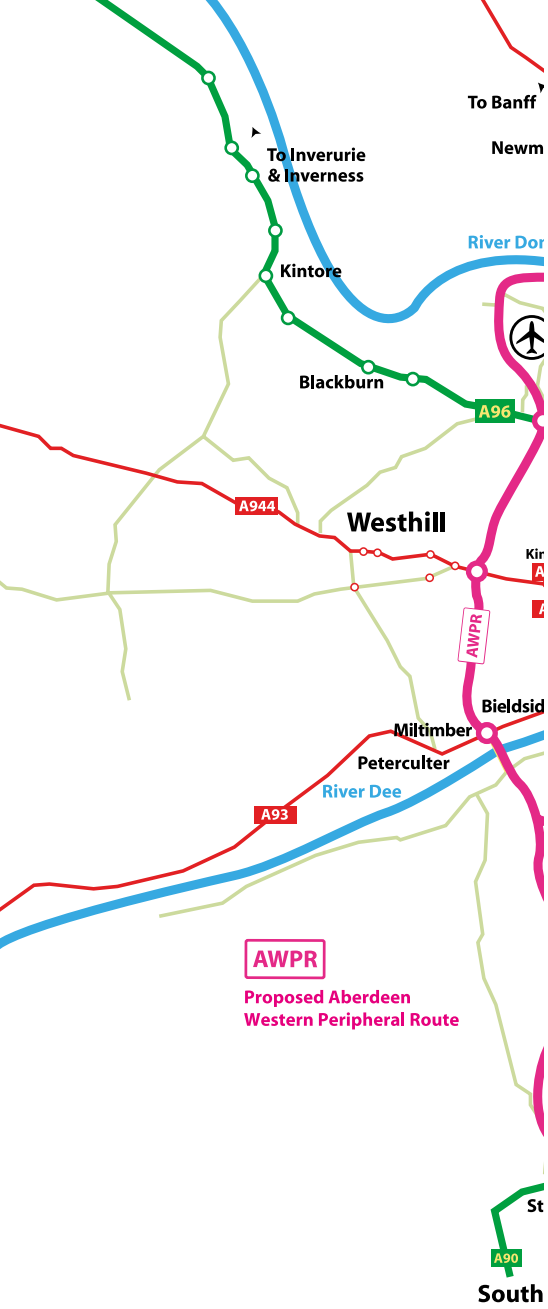
# The Development

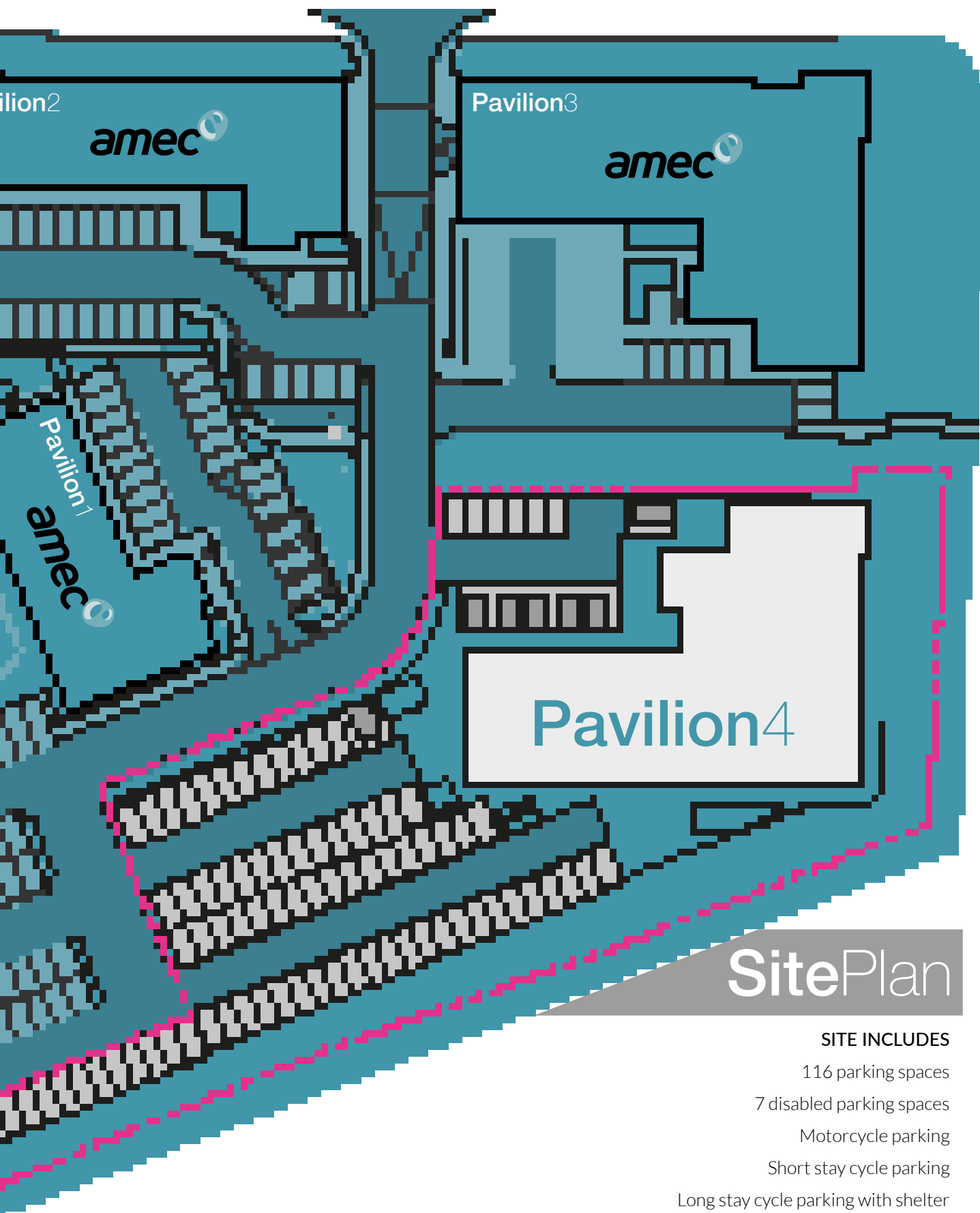
Extending to approximately 4.39 acres, City View offers occupiers the opportunity to secure high quality office accommodation within a highly desirable commercial location to the south of Aberdeen.

This modern office development offers flexible office space. Pavilion 4 is now complete and is ready for occupation.

Constructed to a high standard, emphasis has been placed on contemporary design, a high specification and excellent allocation of car parking to ensure an attractive working environment in line with modern expectations.







## SitePlan

### SITE INCLUDES

- 116 parking spaces
- 7 disabled parking spaces
- Motorcycle parking
- Short stay cycle parking
- Long stay cycle parking with shelter







# The Specification

- Open plan column free floor plates
- Raised access flooring (150mm height)
- Flexible 3-pipe VRV heat recovery air conditioning system
- Double height feature entrance / reception space
- Modern exterior incorporating glass, stonework and composite cladding
- Glazed walling to reception incorporating revolving door
- Excellent car parking ratios – 1 space per 30m<sup>2</sup>
- Daylight sensing energy efficient lighting
- DDA compliant
- 2700mm floor to ceiling heights



# Flexible Availability

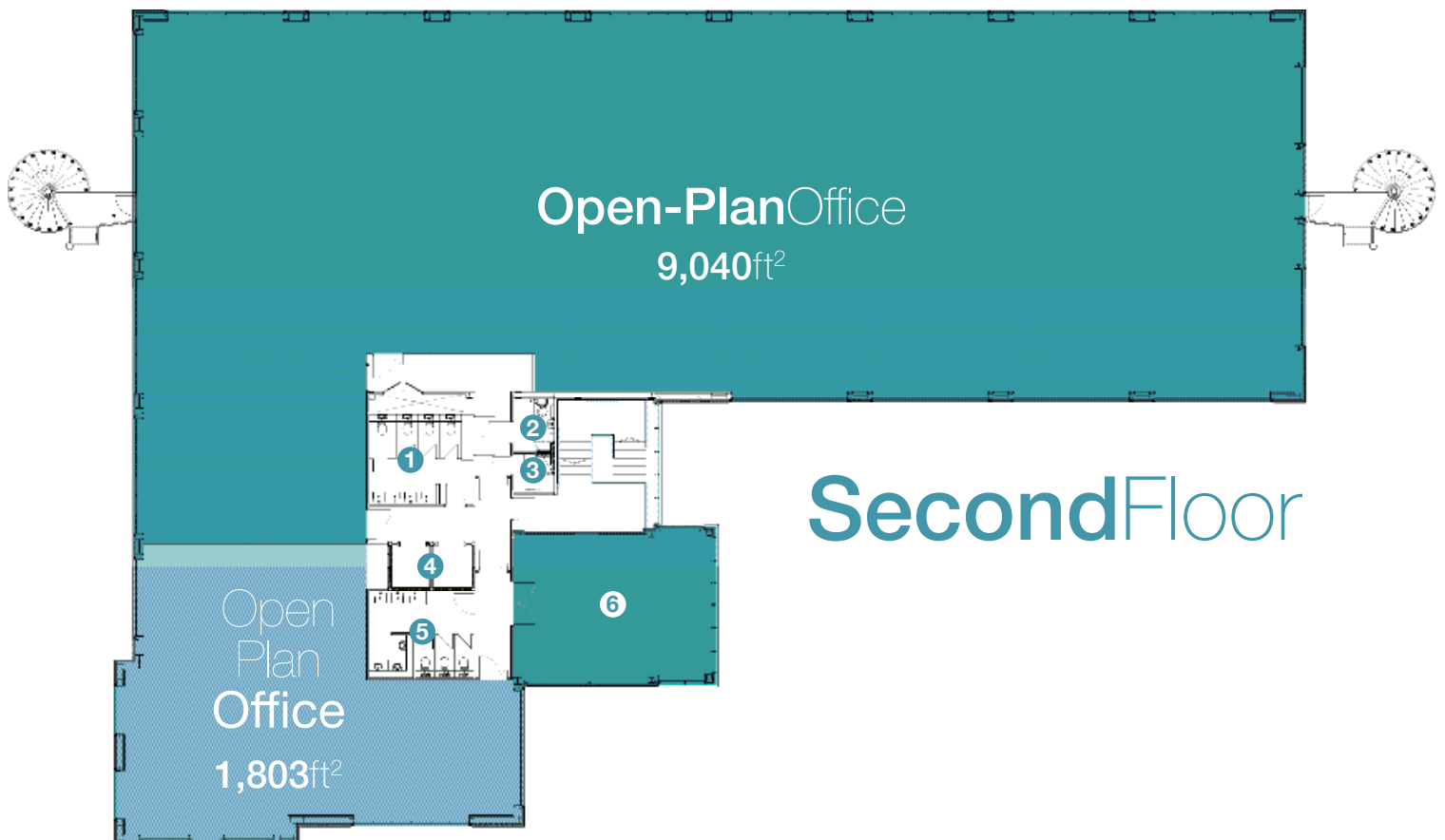
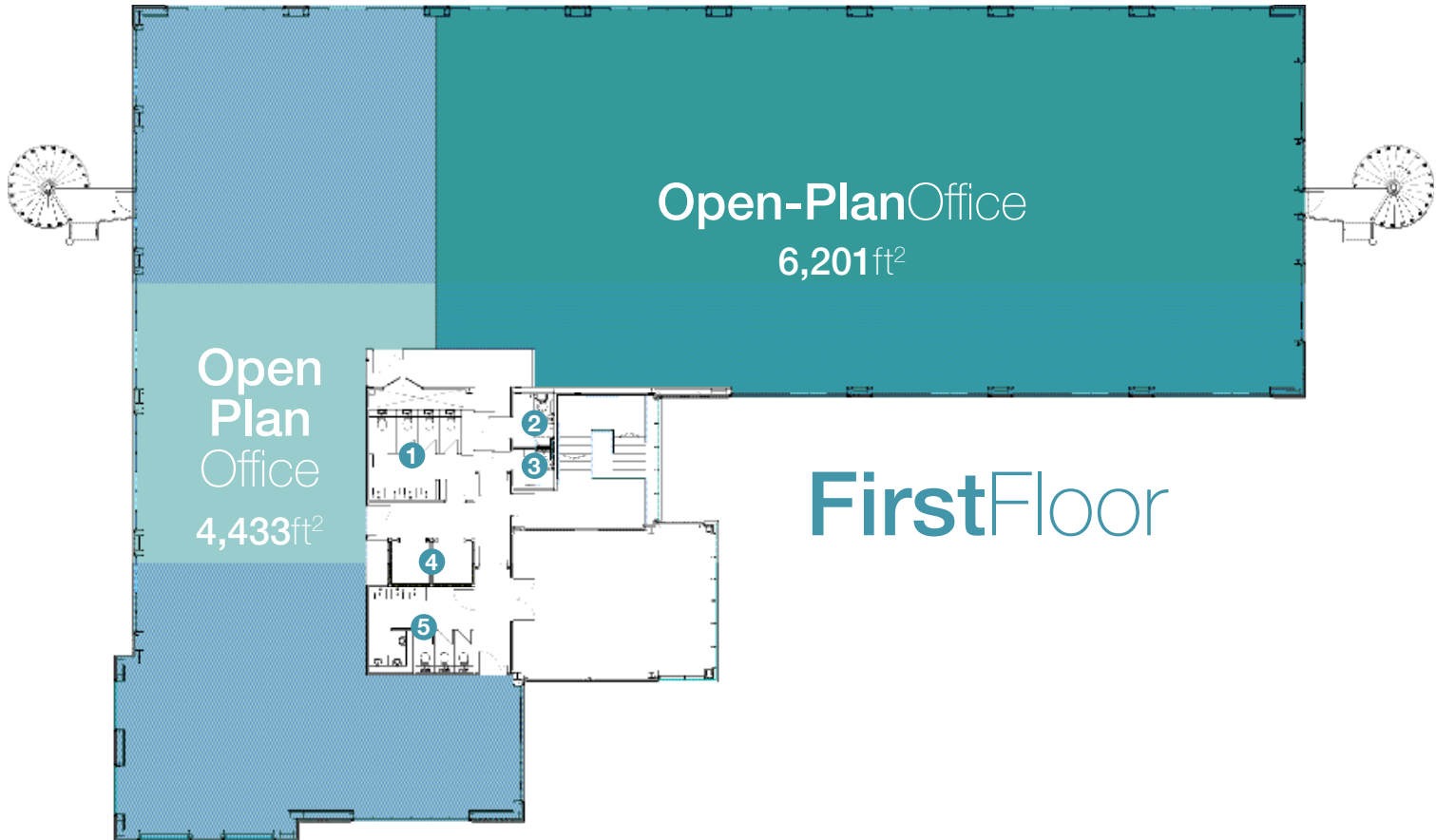
Location	Area	
GroundFloor OfficeSpace Reception	10,737 ft <sup>2</sup> 565 ft <sup>2</sup>	
FirstFloor OfficeSpace	10,773 ft <sup>2</sup>	
SecondFloor OfficeSpace BoardRoom	10,982 ft <sup>2</sup> 535 ft <sup>2</sup>	
Total	33,592 ft <sup>2</sup>	These floors can be subdivided into smaller suites as illustrated here:

KEY

- 1 Female WC
- 2 Disabled WC
- 3 Cleaner Closet
- 4 Lifts
- 5 Male WC
- 6 Boardroom
- 7 Reception









Mi SWACO

Prosafe

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ARRAY  
TRAINING

BELMAR

LP  
GARAGE  
SERVICES

Petrotechnics

STV

JAGUAR

LAND-ROVER

BMW

Volkswagen

Mercedes

tullos training

ajt  
AJT Engineering Ltd

Stena Drilling

STL

Shell

amec

PETERSON SBS

WOOD GROUP PSN

ISLEBURN

TOTAL

The Wellington Hotel

GOFFELL DRILLING

ABB

rigmar

BJ

HUNTING

FMC Technologies

Petrofac

TOTAL

FRANK'S  
INTERNATIONAL

MAERSK

Weatherford

SWIRE OILFIELD SERVICES  
RELIARLY DYNAMIC

BlueSky  
BUSINESS SPACE

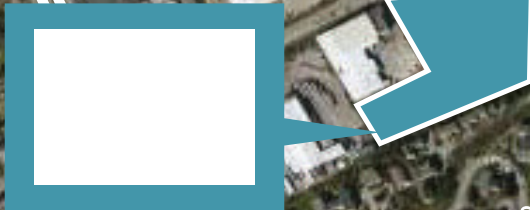
IKEA

TOTAL

TOTAL

MAERSK

thistle





## Surrounding Businesses



ABB



Aggreko



AJT Engineering



AMEC



ARRAY Training



ASCO



Baker Hughes



Belmar



BJ Tubular



Bluesky Business Space



BMW



Bureau Veritas



Draka Distribution



FMC Technologies



Frank's International



GE



Hunting



IKEA



Isleburn



Jaguar



K&L Ross



Land Rover



Maersk



Mercedes



MI Drilling Fluids UK



MI Swaco



National Oilwell



Odfjell



Optima Solutions



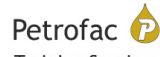
Oil States



Peterson SBS



Petrofac



Petrofac Training



Petrotechnics



Prosafe



Rigmar Group



Shell



Specialist Services



Stena Drilling



Subsea Technologies



STV



Subsea 7



Swire Oilfield Services



Taylors Industrial Services



TCO



Thistle Altens Hotel



Total



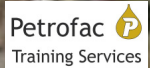
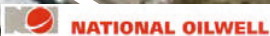
Tullos Training



Volkswagen



Wallace Performance





A partnership development



[www.knight-cityview.co.uk](http://www.knight-cityview.co.uk)

## LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Further information is available on request.

## SALE

A sale of the freehold would be considered.

## RENTAL

Information on quoting rental is available on application.

## LEGAL COSTS

The ingoing tenant will be responsible for their legal expenses, together with SDLT and Registration Dues.

## VAT

All figures quoted are exclusive of VAT.

## RATING ASSESSMENT

A guide to rating assessment is available on request.

To discuss how Knight Property Group can accommodate you at CityView Business Park, please contact our joint letting agents:

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