

BBC

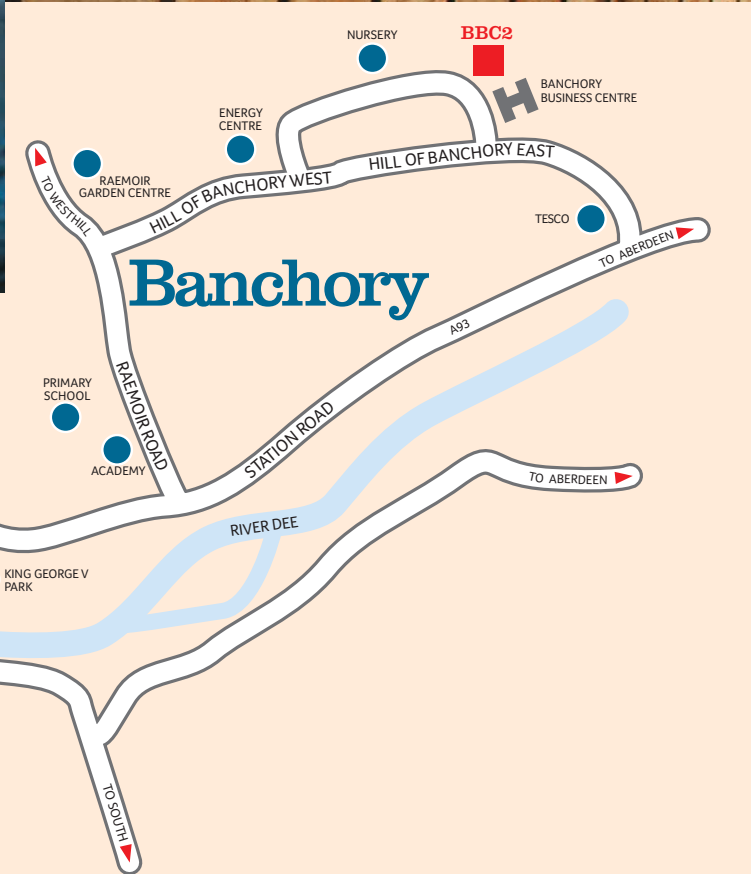


Banchory Business Centre

BANCHORY | ABERDEENSHIRE AB31 5ZU

NEW BUILD, ENERGY EFFICIENT
OFFICES ON RENEWABLE BUSINESS PARK





● INCHMARLO GOLF COURSE

Banchory - Aberdeen	17 Miles
Banchory - Inverurie	19 Miles
Banchory - Stonehaven	16 Miles
Banchory - Westhill	13 Miles
Banchory - Airport	21 Miles

ENERGY EFFICIENT MINIMISED CARBON FOOTPRINT



Description

The second phase at Hill of Banchory Business Park involves the construction of three, sustainable, energy efficient office pavilions. A major part of the design brief for these buildings focuses on minimising the energy requirements of the buildings and reducing their impact on the environment. Each building is expected to obtain a BREEAM 'Very Good' rating. BBC 2 is the first of these new buildings.



The specification of BBC 2 includes:

- Open plan configuration
- Perimeter radiators (with individual thermostatic controls)
- Raised floors (with underfloor busbars)
- CIBSE compliant lighting
- A category L1 compliant fire alarm system
- Door entry access system (main entrance and into tenanted areas)
- Intruder alarm system and CCTV coverage (including car park)
- Passenger lift
- Male and Female toilets on each floor
- Generous car parking and cycle parking

The salient energy efficient features are as follows:

- The space heating and hot water requirements of the building are met through a biomass district heating system which burns wood chips sourced locally.
- Natural and Mechanical ventilation which will vastly reduce the overall electrical load and minimise the carbon footprint of the building.
- A rainwater harvesting system which will reduce the mains water consumption of the building
- CIBSE compliant lighting with dimmable control gear, PIR detection and 'daylight linking' system.

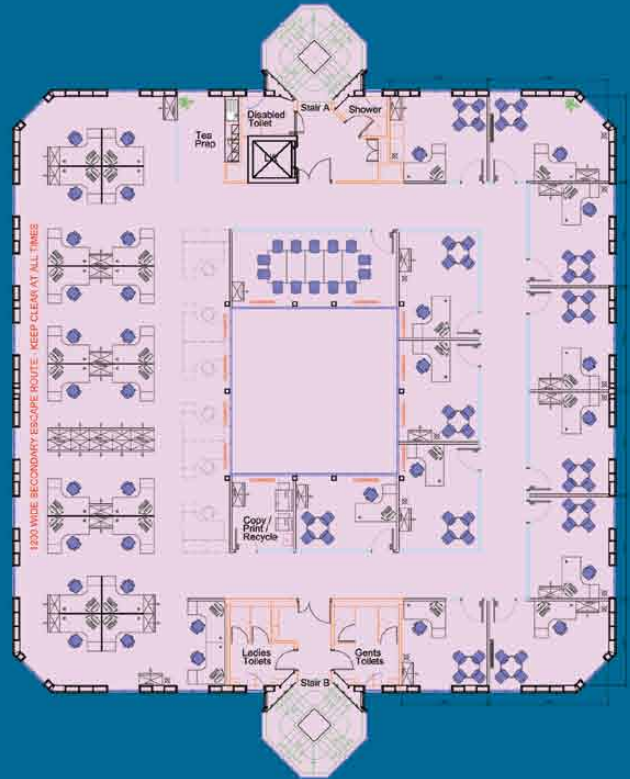


Floor areas

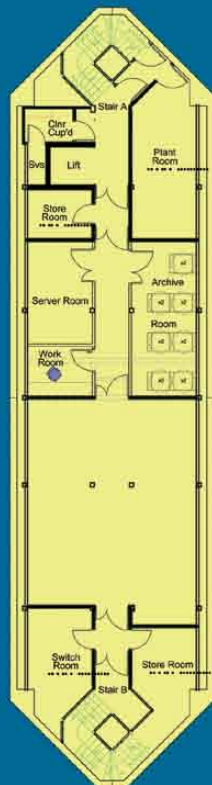
The Net Internal Area, measured in accordance with the RICS Code of Measuring Practice (6th Edition), is as follows;

Floor Areas	Sq.m	Sq.ft
Ground Floor - Office	534.2	5,750
Atrium	50.7	546
First Floor - Office	534.5	5,753
Second Floor - Office	534.9	5,758
Basement - Storage/Comms	122.3	1,316
TOTAL	1776.6	19,123

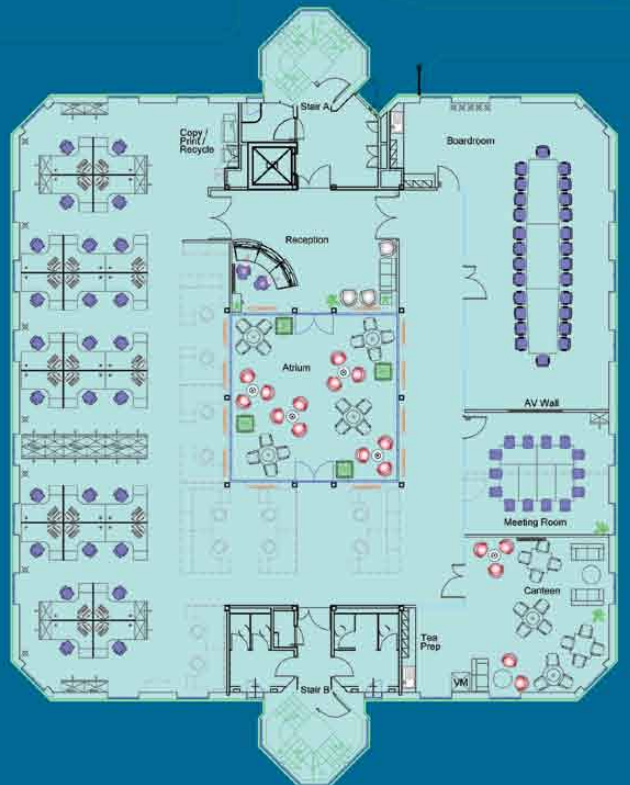
Indicative floor layout plans



First & Second Floor



Basement



Ground Floor



Terms

The building is available to lease, in full or in part, on a full repairing and insuring basis.

Rent

On application.

VAT

All payments under the lease will be subject to VAT which will be payable at the standard rate.

Service charge

Each tenant will be liable for their pro rata share of the maintenance, repair, upkeep and servicing of the common and external parts of the building and development.

Rateable Value

To be assessed on completion.

Legal costs

Both parties will be responsible for their own legal costs incurred in documenting the transaction. The incoming tenant(s) will be responsible for any Stamp Duty Land Tax, Registration Dues and VAT.

Contact:

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For further information or an appointment to view the premises please contact:



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A development by:

North Banchory Company Ltd



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