

Glover Pavilion

Campus 3,
Balgownie Road, Bridge of Don,
Aberdeen AB22 8GW

High quality office premises.

Open plan office suite with excellent car parking provisions.



Contemporary & Adaptable

Glover Pavilion is a modern, recently renovated office building located in Campus 3 of Aberdeen's popular Innovation Park.

With total of circa 8,000 sq ft of flexible office space across four suites, Glover Pavilion provides a contemporary and inspiring environment catering to the diverse needs of growing businesses.



Customisable Suites

Each suite at Glover Pavilion offers approximately 2,000 sq ft of adaptable space, allowing you to customise the layout to suit your specific business requirements. Whether you need open-plan workspaces, private offices, or collaborative meeting areas, you have the option of using our fit-out service to tailor the space to perfectly match your company's brand and working style.

The building features ample natural light, creating a bright and airy atmosphere, and benefits from a common entrance space that fosters a sense of community. Each suite includes a dedicated kitchen area, providing convenience and flexibility for your team. The building also offers dedicated car parking, ensuring easy access for you and your employees.

Tailored Terms

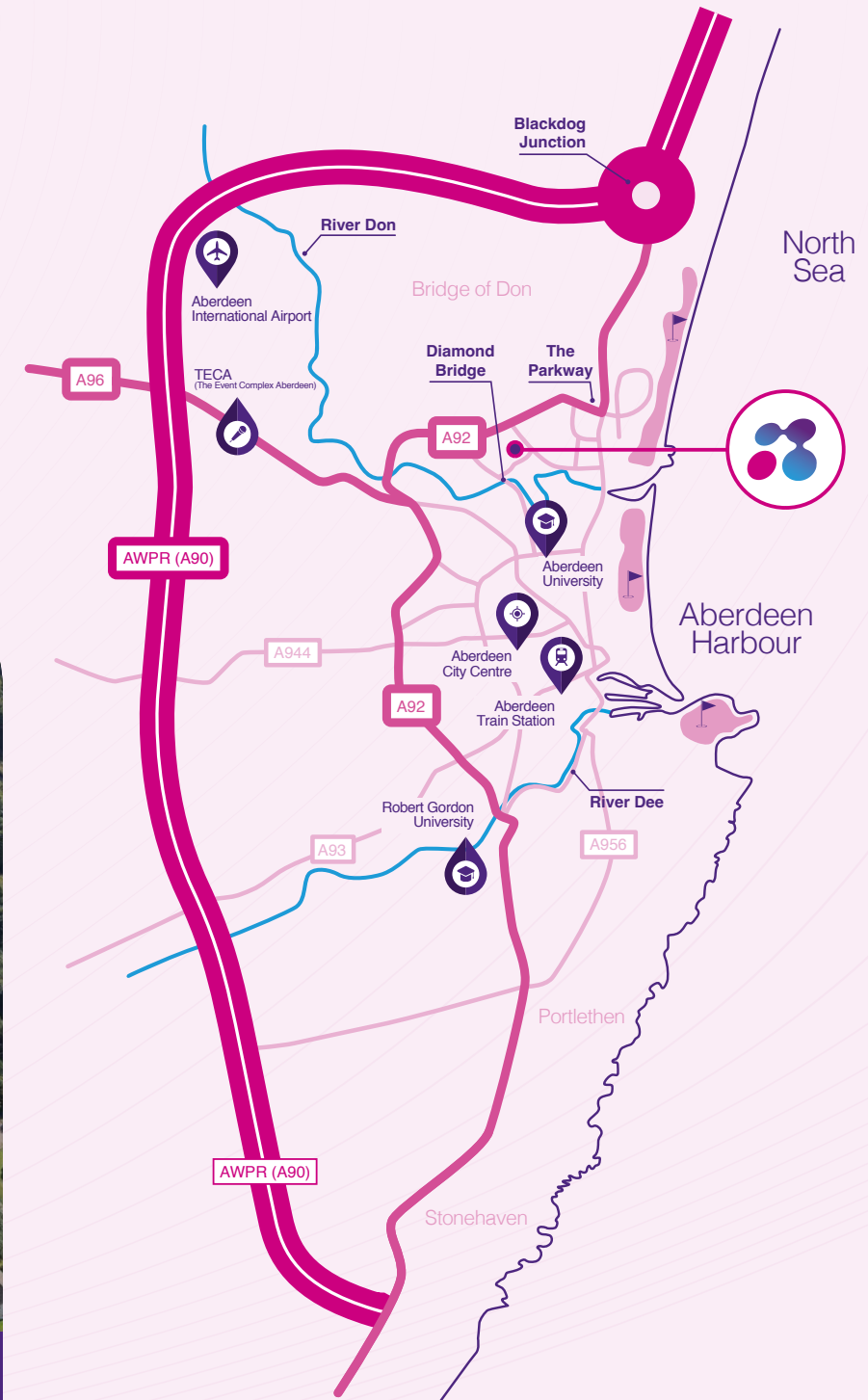
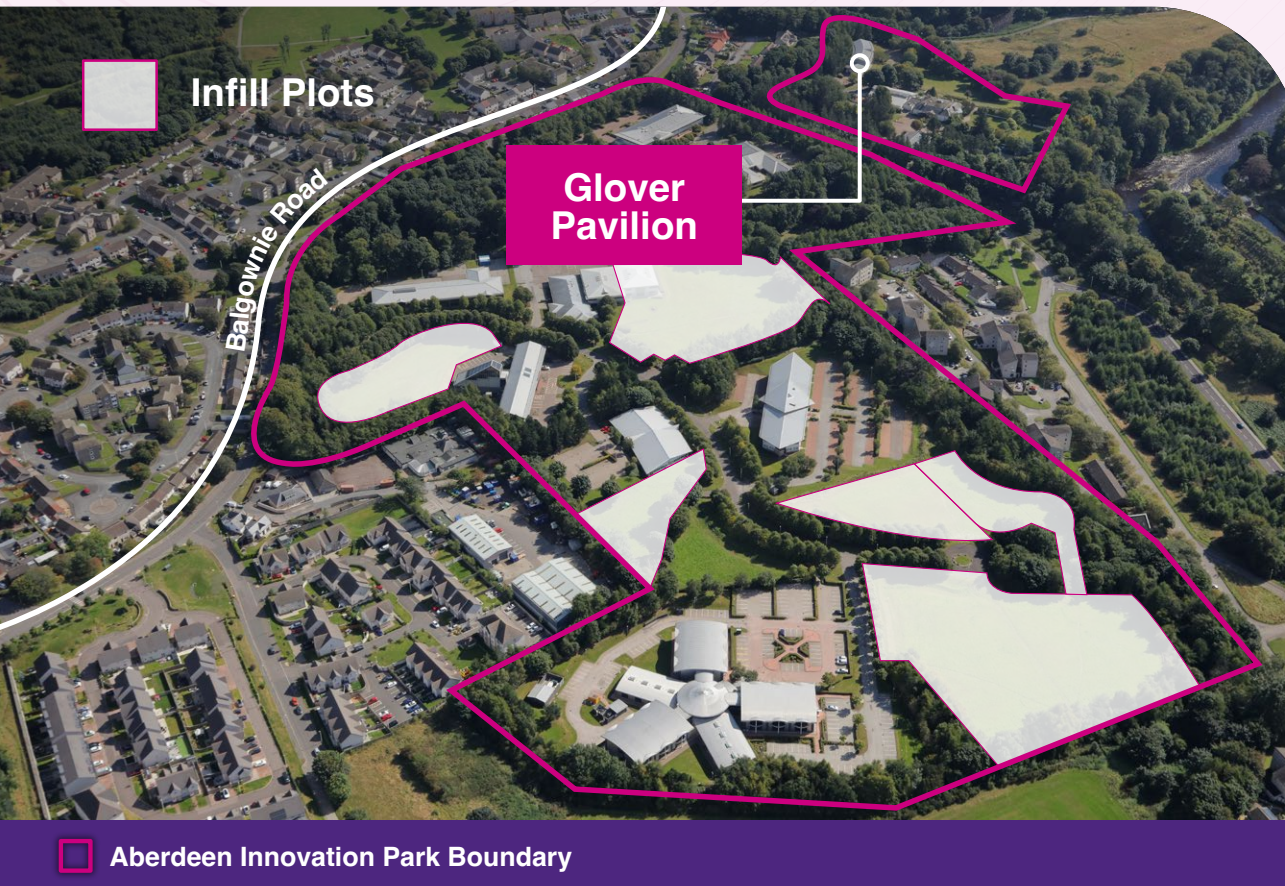
We know that flexibility is essential for growing businesses, so we offer competitive lease terms and a range of options to suit your needs. The rent for Glover Pavilion is available upon request, and we can discuss lease lengths and other terms to accommodate your specific requirements. Our goal is to provide you with a hassle-free experience and a workspace that supports your business ambitions.

To learn more about Glover Pavilion and schedule a viewing, please get in touch. We look forward to welcoming you to your new home in Aberdeen's thriving Innovation Park.



Location

Situated within Campus 3, Glover Pavilion benefits from attractive woodland setting, with beautiful walks on the doorstep. As an added bonus for team members with young families, Stompers nursery is on-site within the Innovation Park. Close to the Diamond Bridge over the River Don and the main A90 road, it is just a 10-minute drive to Aberdeen City Centre and 20 minutes to Aberdeen Airport.



Accommodation

Space available 168.5 sq m (1,814 sq ft).

Lease Terms

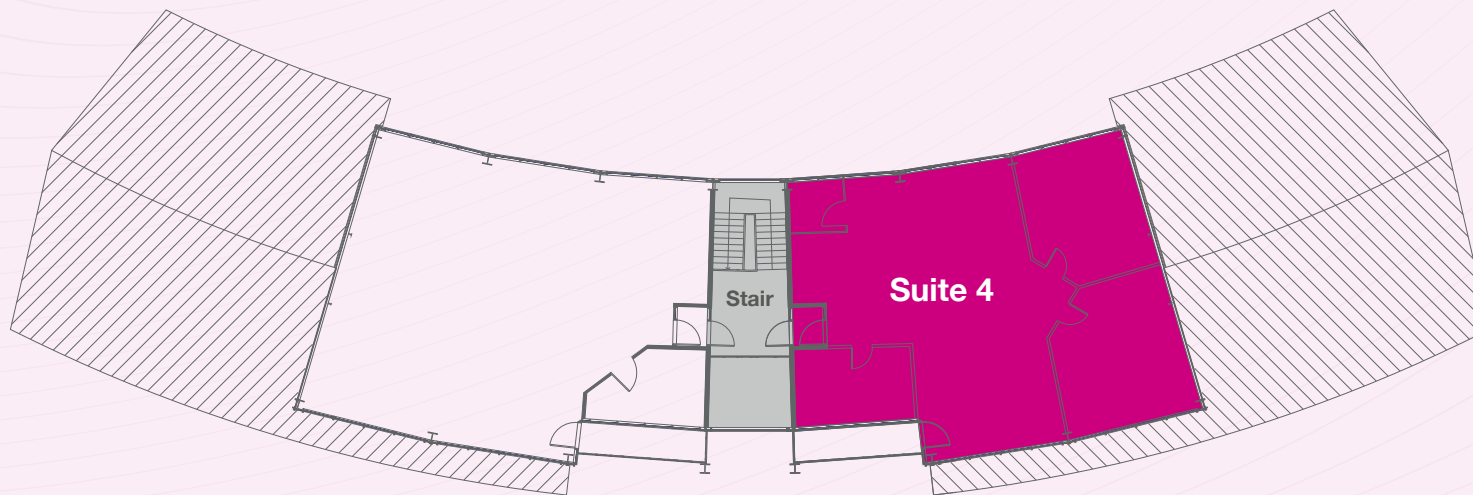
The suites are available to lease on Full Repairing and Insuring terms for a duration to be agreed.

Entry

The offices are available for immediate occupation, subject to conclusion of missives.



Indicative Floor Plan



First Floor

Availability

Available Suites	SQ M	SQ FT
Suite 4	168.5	1,814



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Rent

On application.

Rateable Value

The suites are available to lease on Full Repairing and Insuring terms for a duration to be agreed.

Legal Costs

Each party to bear their own legal costs arising from the transaction.

Service Charge

A service charge will be applicable for the maintenance and upkeep of the office and Park.

EPC

The property has an Energy Performance Rating of D. A copy of the certificate is available upon request.

Viewing and Further Information

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Ryden

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