

OFFICE + INDUSTRIAL



BLACKDOG

VISION + OPPORTUNITY

As the gateway into Aberdeen, Blackdog offers occupiers the chance to be part of a brand new town centre serving north east Scotland.

- + Up to 300,000 sq ft industrial accommodation in total
- + Up to 100,000 sq ft office accommodation in total
- + Available to pre-let
- + Flexible leasing terms
- + Design and build opportunities
- + Generous car parking provision
- + Well-connected and accessible location
- + Set within the new Blackdog mixed-use scheme



FLEXIBILITY + EFFICIENCY

Brand new open plan office accommodation in Blackdog features energy - efficient space designed to promote a healthy working environment.



Key features include:

- + Grade A office space
- + Easily sub-divisible floorplates from 5,000 sq ft
- + Entire pavilions and floors available to pre-let
- + Design and build opportunity
- + Excellent BREEAM energy efficiency rating possible
- + Easily accessible on foot and by car from Blackdog town centre
- + WC and shower facilities
- + Bike racks
- + Electric car charging points

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Key features include:

- + Electric roller shutter doors
- + Separate office space within the unit up to 20% of floor space if required
- + WC and showering facilities
- + Dedicated car parking spaces
- + Flexible layout
- + 6m clear eaves height
- + Excellent BREEAM energy efficiency rating
- + Double glazed aluminium windows
- + Electric car charging points





Both the office and industrial accommodation is within walking distance of Blackdog town centre and is an integral part of the new mixed-use scheme.

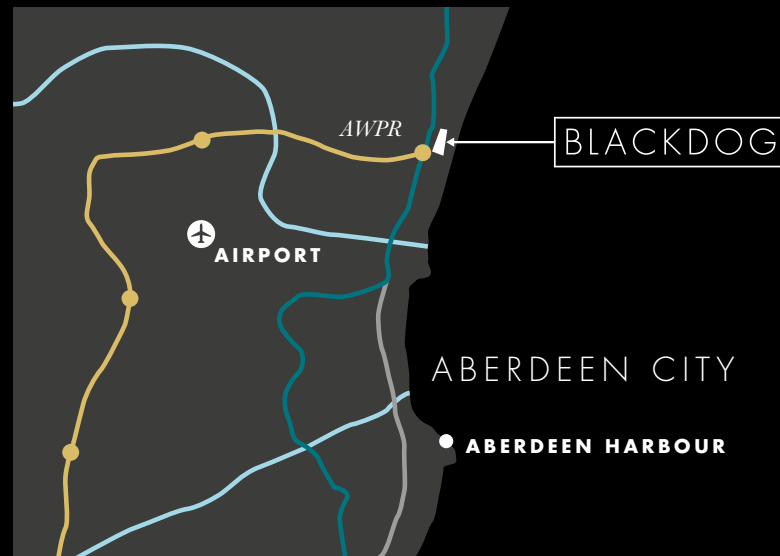
The units and pavilions are located just off the A90 with direct access to the new AVPR road.

Only 5 miles north of Aberdeen and the Aberdeen Ferry Terminal.

15-minute drive to Aberdeen International Airport.



In addition, there are 33k confirmed new houses to be built within the 60 minute catchment, further increasing the market size.



Journey times by car

Aberdeen
10 minutes

Aberdeen International Airport
15 minutes

Inverness
2 hours 30 minutes

Edinburgh
2 hours and 50 minutes

Glasgow
3 hours



Flight times

Dublin, Ireland
1 hour 40 minutes

London, UK
1 hour 45 minutes

Frankfurt, Germany
1 hour 55 minutes

Paris, France
2 hours

TEAM + CONTACT

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