

New build pavilion with consent for dental surgery

Twin Spires Business Park,
Mugiemoss Road, Aberdeen.

385.5 sq.m (4,150 sq.ft)

This building represents an excellent, one off opportunity to lease or purchase a high specification pavilion already benefitting from planning consent for dental use and which is located in an area of the city currently with few dentists.

An outline of the high-grade specification of the pavilions is as follows;

- Open plan office accommodation
- Raised access floors
- Suspended ceiling with Cat 2 lighting
- Air conditioning
- Fully integrated kitchen facilities on each floor (including dishwasher, fridge and storage)
- Full DDA compliance
- 24/7 Voice and camera CCTV system
- Each pavilion can be easily split enabling sale or lease as a whole or on a floor by floor basis.
- Plentiful car parking
- Quoting price - £135 per sq.ft
- Quoting rent - £15 per sq.ft (based on a minimum five year lease)

twin
spires
business
park

Should you require any further information or wish to arrange a viewing, please do not hesitate to contact **Dan Smith at FG Burnett (01224 597532)** or **Andrew Smith at Ryden (01224 588866)**

