

# CROMBIE MILLS, GRANDHOLM VILAGE, ABERDEEN



**Tel: 0870 441 2222**

OTHER BUSINESS HOMES SCHEMES: Inverness, Aberdeen (Twin Spires), East Kilbride, Halbeath, Edinburgh, Macmerry (Edinburgh East), Glasgow (Airport), Hamilton, Harrogate, Leeds (South East), Leeds (South), Wakefield, Doncaster (Airport), Liverpool (Airport), Manchester, Stockport, Stoke on Trent, Sheffield (South East), Sheffield (Central), Birmingham (South East), Coventry, Luton, Watford, Stokenchurch (High Wycombe), Swindon, Wokingham, Reading, London Docklands, Southampton





comes to...

# CROMBIE MILLS

GRANDHOLM VILLAGE, ABERDEEN

**For Sale or To Let** Two storey self contained offices

**1,528 ft<sup>2</sup>** (142 m<sup>2</sup>) to **6,168 ft<sup>2</sup>** (573 m<sup>2</sup>)

[www.businesshomes.co.uk](http://www.businesshomes.co.uk)

# Tailored Terms to Suit Your Needs...

## Owner Interest

- Heritable interest on both whole buildings or individual floors.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

## Leasehold

- Flexible lease terms available to suit your business needs.

## VAT

- VAT will be charged on rent and sale prices.

Price and rental figures available on application.



## A Secure Environment = Peace of Mind



## Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.
- Automatically controlled entrance barriers.





• Self contained 2 storey • Designated free car parking • Your own front door • Naming rights of the building

## Making Work a Pleasure



• A well managed estate • Low maintenance stylish landscaping • State of the art - CCTV monitoring system

## Attention to Detail, Inside and Out



• Each floor self contained • Suites from 1,528 ft<sup>2</sup> - 6,168 ft<sup>2</sup> • Male & female w.c's on each floor • Kitchen on each floor

All photos are indicative.

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Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

# A Quality Specification for Quality Businesses



Fully accessed raised floors



Male & female w.c's on each floor



Air conditioning as standard (comfort cooling/conditioning)

# Finished to a Market Leading Specification

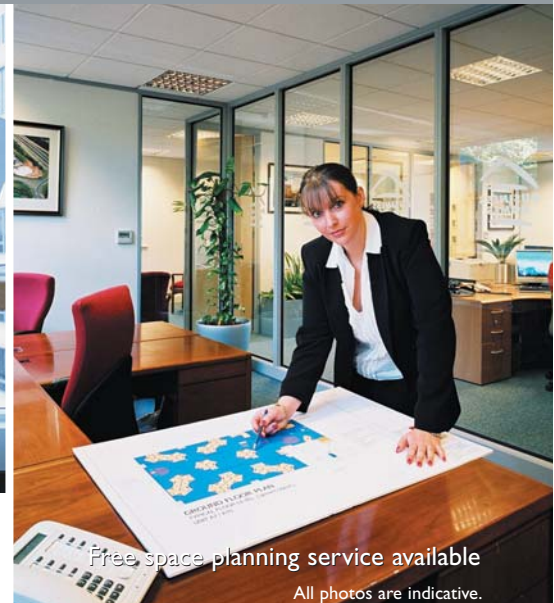


Tailor-made telecommunications and connectivity to suit



Full "Disability Discrimination Act" compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines.



Free space planning service available

All photos are indicative.

## Location

- Crombie Mills, Aberdeen is located approximately 3 miles north of Aberdeen City Centre.
- Crombie Mills is situated within the Bridge of Don area of Aberdeen and is easily accessible via the Parkway (A90) and main Ellon Road leading north of the city (A956).
- Both Dyce Airport and Aberdeen train station are approximately 4 miles West and South of the development respectively providing frequent domestic and international flights and intercity rail services.
- Occupiers benefit from access passes over the Private Grandholm Bridge.
- Crombie Mills lies adjacent to the Aberdeen Science and Technology Park.

Sat Nav Postcode: AB22 8AA

## Distances

Inverness	106 miles
Dundee	58 miles
Perth	86 miles
Edinburgh	126 miles
Glasgow	150 miles
Airport	4 miles
Train Station	4 miles



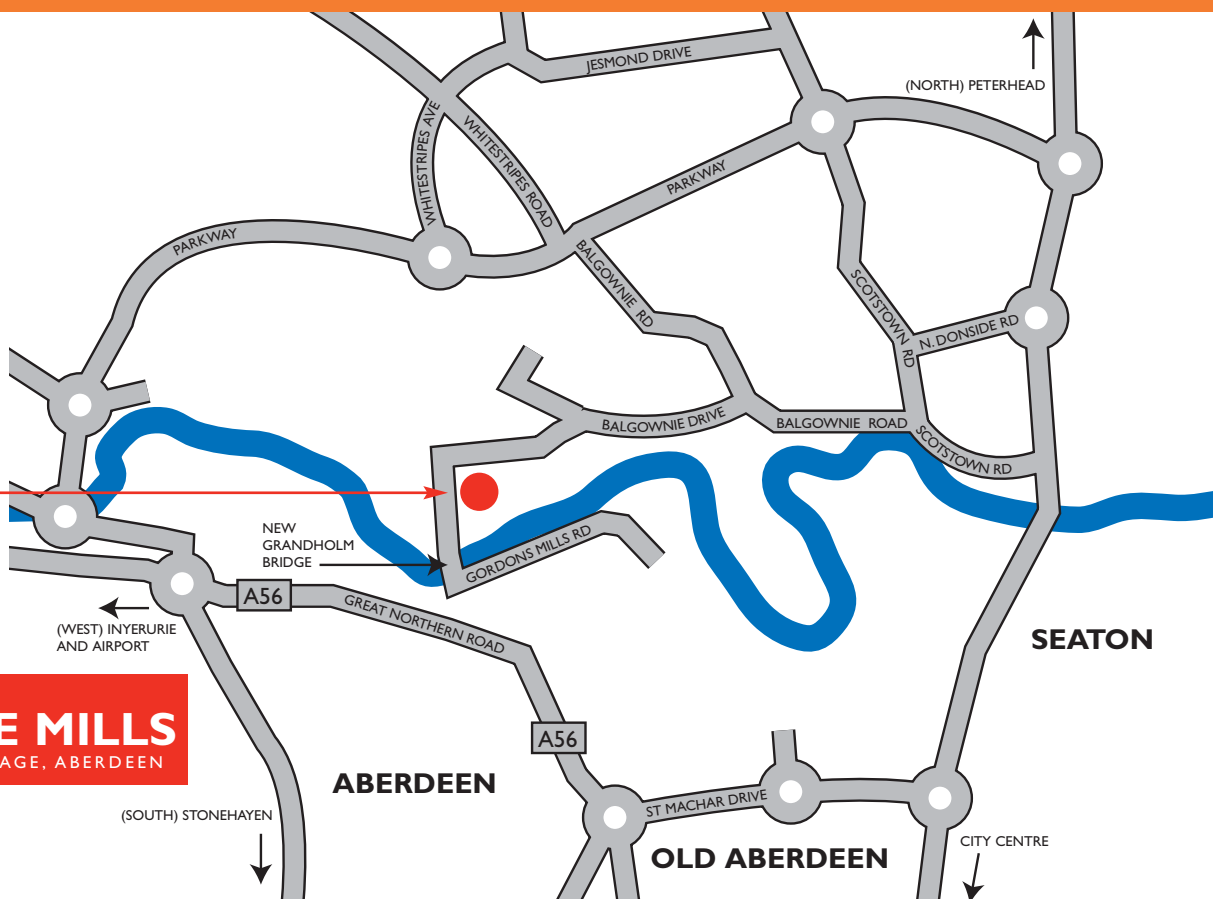
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## Local Amenities

- Olive Grove:
  - Restaurant & Catering
  - Conference
  - Extensive function facilities
- New retail units currently available on site
- Tesco Superstore
- Bannatynes Health and Fitness Club
- Nearby shopping parade with convenience store



A Development By:



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