



Woodland House
eco workspace



UNIQUE OFFICE SPACE AVAILABLE TO RENT

High spec, eco friendly, office facility set within woodlands of Durriss with direct routes to Aberdeen City



contemporary, flexible open plan office within

digital impression

location

Woodland House will occupy a unique location offering occupiers a beautiful rural setting yet having excellent transport links to Aberdeen. Woodland House is located within Durris, which is situated on the B 9077 South Deeside Road, some 13 miles from Aberdeen and 5 miles from Banchory. The proposed Western Peripheral Route will pass within 7 miles of the premises offering easy access to all parts of the city and beyond. The location of Woodland House and position of the WPR are shown on the plan overleaf.

description

Woodland House will comprise a new-build 2 storey detached office offering a range of facilities finished to an extremely high standard throughout. Our client intends to create an environmentally friendly sustainable building developed in harmony with its surrounding using the latest construction techniques from Europe including

- Insulation (U-values) in excess of Building Standard's requirements
- Whole building to meet stringent air tightness standards
- Sustainable (local) materials to be used in construction
- A system-build will deliver the finished office in a shorter construction period as the construction elements will be pre-finished internally and externally
- Accessible external amenity areas will be designed to encourage local flora and fauna
- Feature wood burning stove at entrance area
- Open plan space providing a flexible working environment

project specification

- It is intended to construct the building using a proprietary timber kit. This will consist of pre-finished wall, roof and floor panels of double timber frame and two layers of high performance insulation with timber lining and roughcast finish externally and painted plasterboard finish internally
- Floors will have a proprietary screed incorporating under floor heating (throughout)
- Floors will have carpet and engineered timber laminate finish with tiled finish to service areas
- Ceiling to be proprietary suspended ceilings achieving a floor to ceiling height of 2.65m
- Windows and glazing system to be high performance laminated timber
- Doors to be prefinished in natural timber veneer with high quality ironmongery
- The main source of heat is likely to include a combination of:
 - (i) a ground source heat pump,
 - (ii) and heat recovery combined with a mechanical ventilation system
 - (iii) back up with a Propane gas boiler
- Broadband is available through the Craithes/ Drumoak exchanges





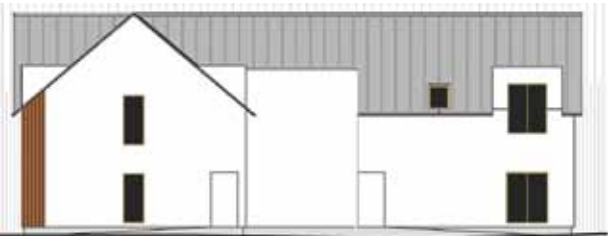
eco features

- High Insulation
- Stringent air tightness
- Woodburning stove at entrance area
- Sustainable materials to be used in construction
- Shorter construction period as elements will be pre-finished
- Forest walks immediately accessible
- Outside areas for local flora and fauna
- Feeder boxes for wildlife

plans



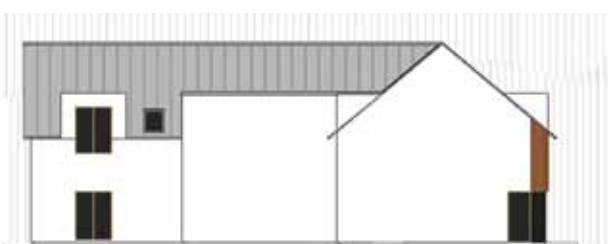
NORTH ELEVATION



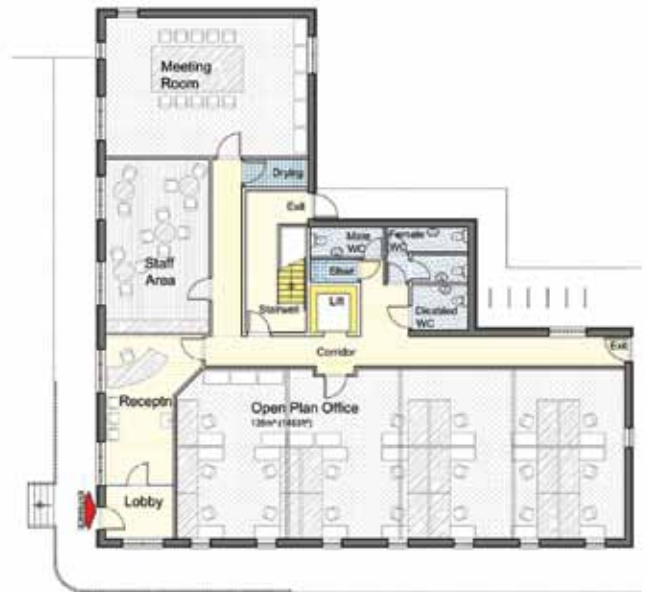
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN (typical space plan layout)



FIRST FLOOR PLAN (typical space plan layout)

accommodation

We calculate the following Net Internal Areas will be provided

Ground floor	255 sq m / 2745 sq ft
First floor	245 sq m / 2637 sq ft
Total	500 sq m / 5382 sq ft

parking

Exclusive parking for 15 vehicles will be provided and this can potentially be increased to 21 spaces by double banking.

energy performance certificate

We estimate the premises will be rated EPC A-B (to be confirmed)

rating assessment

The subject will require to be Assessed upon completion but should attract a significantly lower RV than comparable properties in Aberdeen.

location



lease terms

The landlord is seeking a new Full Repairing and Insuring Lease for a period of 10 years with a rent review at the fifth year.

rental

Competitive rental terms are available upon application

legal costs

Each party will meet their own legal costs. The tenant will be responsible for SDLT and Recording Dues.



further information

For further information, floor plans or specification please contact the letting agents.

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