

Flexible
Terms
Available

To Let Offices with Adjoining Workshops Technology Centre

Units 5-7 and Units 8-11 Claymore Drive,
Bridge of Don Aberdeen AB23 8GD

Refurbished office suites with generous
car parking. Optional adjoining workshop
units available.

aeip.co.uk



Refurbished



Location & Description

Located in Aberdeen Energy Park, the Technology Centre provides a hybrid offering of modern office suites and workshop/lab/storage space. The suite available consists of an open plan office with partitioned meeting rooms/private space. There are also staff welfare facilities provided, including toilets, tea prep and a shower. The adjoining workshop is in a shell configuration and can be used as storage or converted to lab space. Vehicular access is provided to the workshop via a roller shutter door. The whole premises has been extensively refurbished throughout.

Units 5-7

Office	288.61 sq m/3,732 sq ft
Workshop	87.85 sq m/849 sq ft

Units 8-11

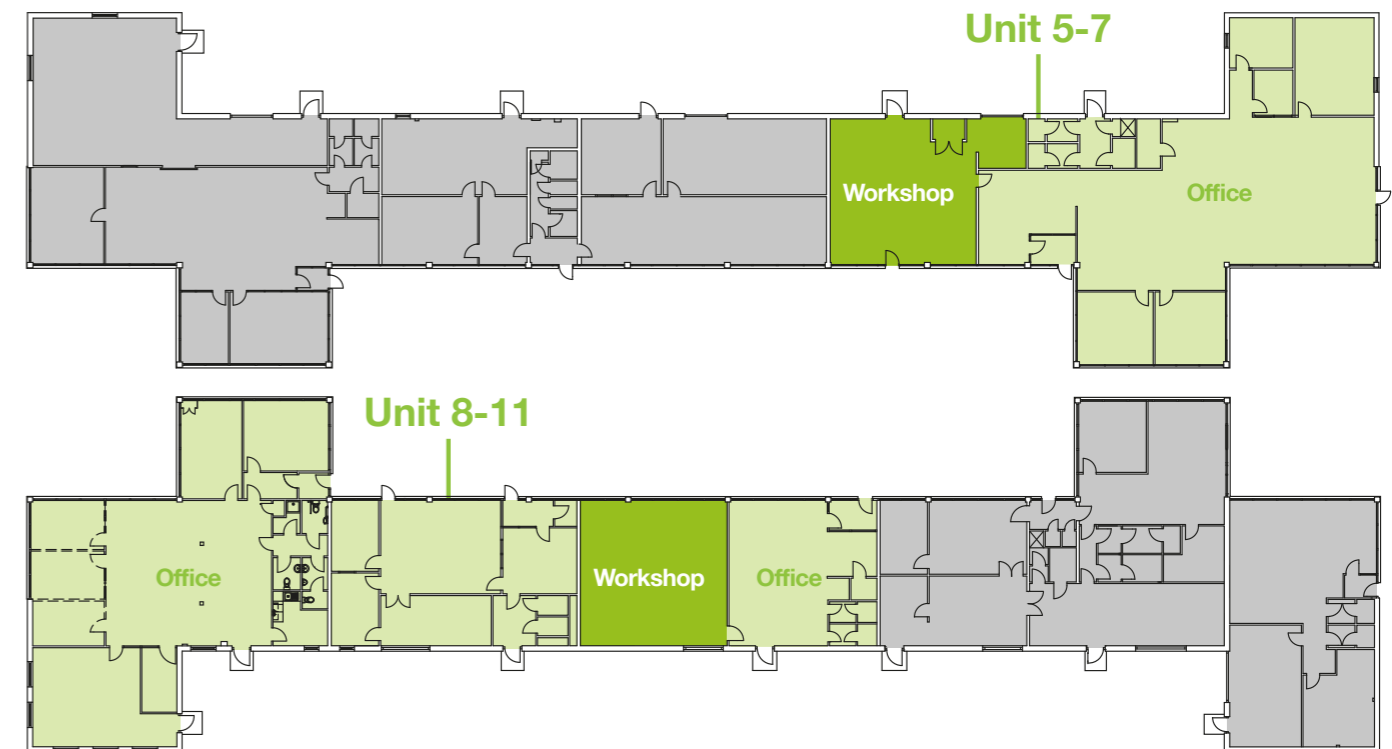
Office	330.27 sq m/3,555 sq ft
Workshop	80.45 sq m/866 sq ft

Amenities

- Cycle Parking
- Showers
- Grub Café
- Access to super fast fibre broadband via third party

Floor Plan

Ground Floor ■ Workshop available to let ■ Office available to let



Lease Terms

The office and workshop space are available to lease on Full Repairing and Insuring Terms for a duration to be agreed.

Service Charge

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

Legal Costs

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

Rateable Value

Units 5-7: £47,750 (Office/Workshop)
 Units 8-9: £34,250 (Office)
 Unit 10: £17,000 (Office)
 Unit 11: £15,750 (Workshop)

Entry

The office/workshop are available for immediate occupation, subject to conclusion of missives.

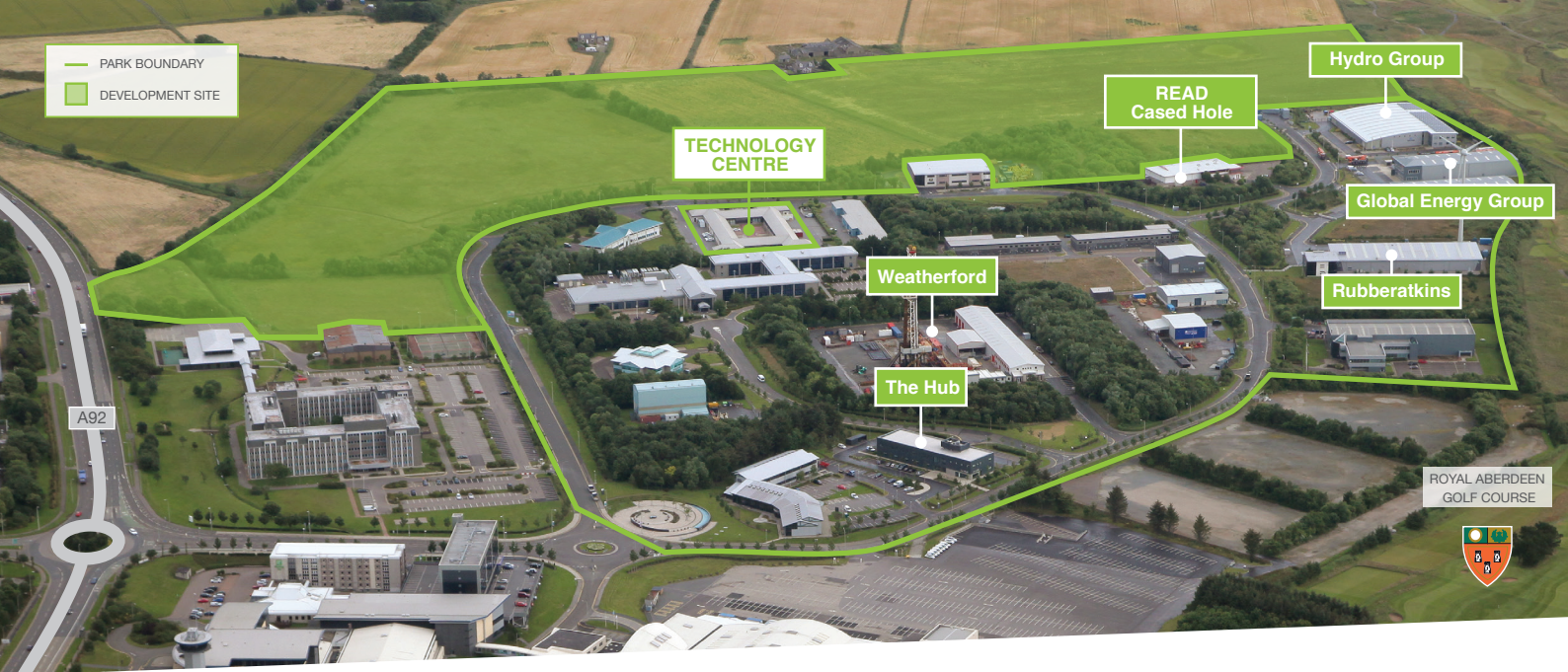
EPC

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

Rent

On application.





Viewing and Further Information

For all enquiries relating to Technology Centre, please contact the joint letting agents:



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Scott Hogan

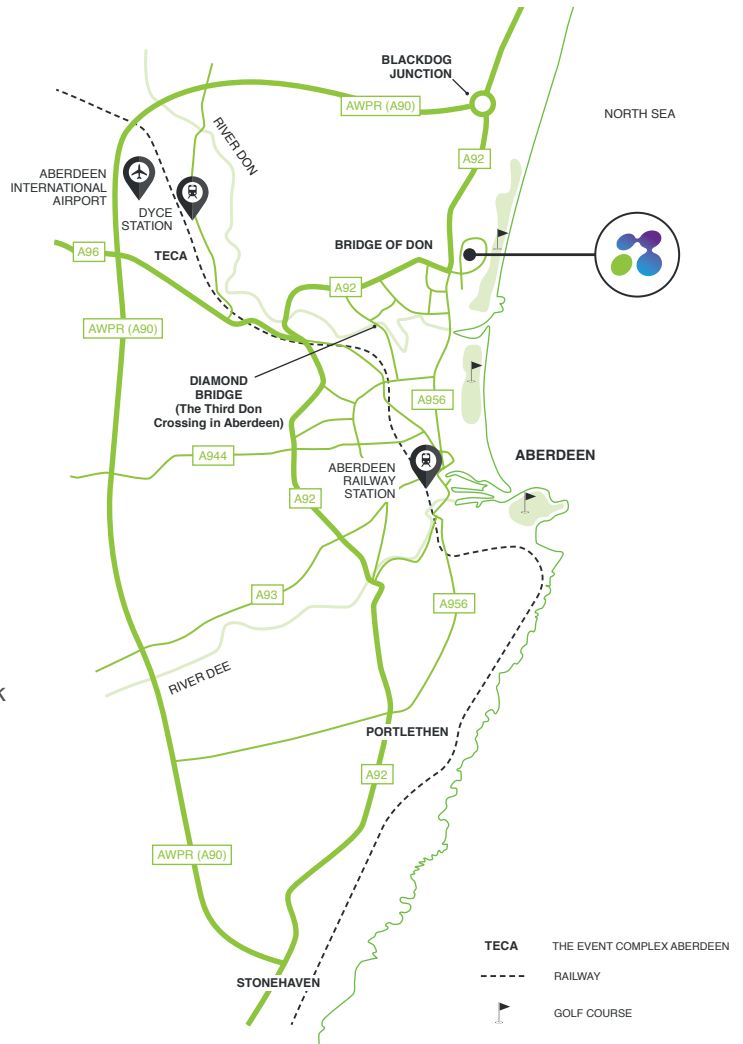
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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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