

# TO LET: SUBSTANTIAL WAREHOUSE WITH OPEN PLAN OFFICE ACCOMMODATION

UNIT D, BROADFOLD ROAD, BRIDGE OF DON, ABERDEEN, AB23 8EE



WAREHOUSE: 1,030.01 sq.m (11,087 sq.ft)

OFFICES: 157.74 sq.m (1,698 sq.ft)

TOTAL: 1,187.76 sq.m (12,785 sq.ft)

RECENTLY  
REFURBISHED



- Aberdeen City Centre: 5 miles
- Aberdeen International Airport: 7 miles
- Close proximity to The Aberdeen Western Peripheral Route (AWPR)
- Excellent access to The Parkway (A90), Aberdeen's inner ring road



# UNIT D

**BROADFOLD ROAD, BRIDGE OF DON  
ABERDEEN, AB23 8EE**

## LOCATION

The subjects are located within Bridge of Don, which is situated approximately 5 miles north of Aberdeen City Centre. The property is situated on the north side of Broadfold Road with excellent access to The Parkway (A90), Aberdeen's inner ring road, and Ellon Road (A956), providing access to all points north, south and west of Aberdeen. The Aberdeen Western Peripheral Route (AWPR) is also in close proximity and has further enhanced the links between Bridge of Don and the rest of Aberdeen.

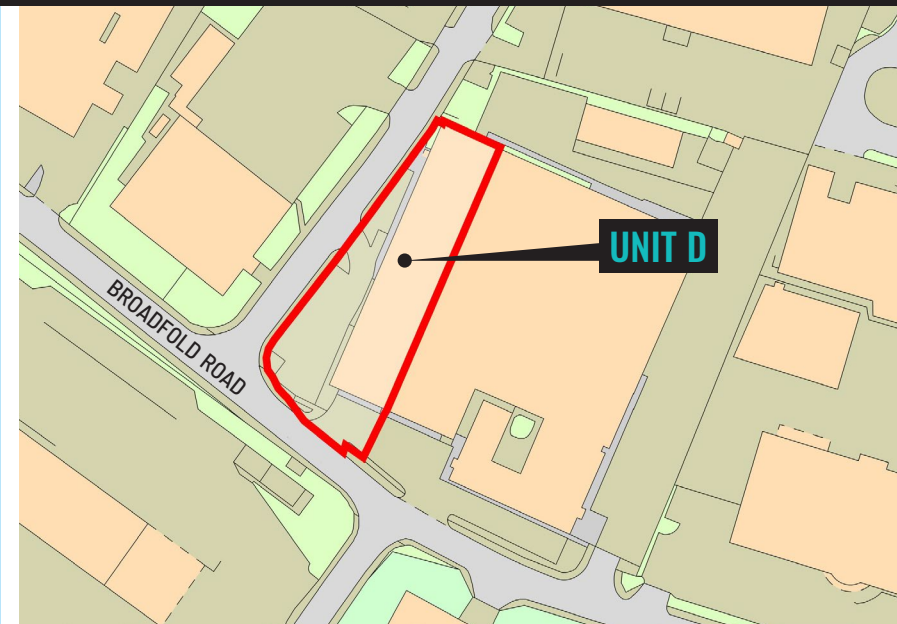
Aberdeen International Airport and Aberdeen train and bus stations are located approximately 7 miles west and 5 miles south of the property respectively. Surrounding occupiers include Baker Hughes, First Integrated Solutions, GS Hydro and SIG.

## DESCRIPTION

The property comprise a large end terraced warehouse with a two storey office block to the rear. The property was fully re-furbished in 2011 and remains in an excellent condition, following a recent refurbishment.

The warehouse is steel portal frame construction with full height concrete block walls and insulated metal cladding on the upper walls and roof, off a concrete floor. Internally, lighting is provided by high bay LED lighting and 3 phase power. The eaves height is 5.33 metres.

The offices are located to the rear of the unit and arranged over ground and first floor. The offices are finished to a high standard throughout with W/Cs and kitchen facilities on both floors. The ground and first floor offices have recently been refurbished and reconfigured to provide a mixture of open plan and cellular office accommodation. Externally the property provides a secure car park which could be utilised as secure yard storage, subject to requirements.



## FLOOR AREAS

We calculate the approximate gross internal floor areas of the premises to be as follows:

| DESCRIPTION         | SQ.M            | SQ.FT         |
|---------------------|-----------------|---------------|
| Ground Floor Office | 78.87           | 849           |
| First Floor Office  | 78.87           | 849           |
| Warehouse           | 1,030.01        | 11,087        |
| <b>TOTAL</b>        | <b>1,187.75</b> | <b>12,785</b> |

## LEASE TERMS

The accommodation is available to lease on full repairing and insuring terms. Any medium to long term lease will provide for periodic rent reviews.

## RATEABLE VALUE

The premises are currently entered in the Valuation Roll as follows:  
Rateable Value: £82,000

Any ingoing occupier would have the right to appeal this within the first six months' of their occupation.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D. A copy of the certificate can be made available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Buildings Transaction Tax and registration dues, as applicable.

## VAT

All prices quoted in the Schedule are exclusive of VAT.

## ENTRY

By arrangement, upon conclusion of legal formalities.

## RENT

Terms on application.

## VIEWING AND OFFERS

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.



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