

**VIDEO  
TOUR**  
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## OFFICE PREMISES

- > NET INTERNAL AREA – 240.98 SQM (2,594 SQFT)
- > RENTAL - £20,000 PER ANNUM
- > CAR PARKING TO FRONT OF BUILDING
- > SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING



**TO LET**

**UNIT 1AB, SILVERBURN CRESCENT, BRIDGE OF DON, ABERDEEN, AB23 8EW**

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**LOCATION**

The subjects are located on the south side of Silverburn Crescent within the Bridge of Don Industrial Estate which can be found approx. 4 miles north of Aberdeen City Centre.

The estate benefits from being in close proximity to The Parkway (A92) and as a result has good connectivity with the North and South of the City as well as the City Centre.

Commercial occupiers within the area include Buildbase, SIG Distribution and Falcon Coaches.

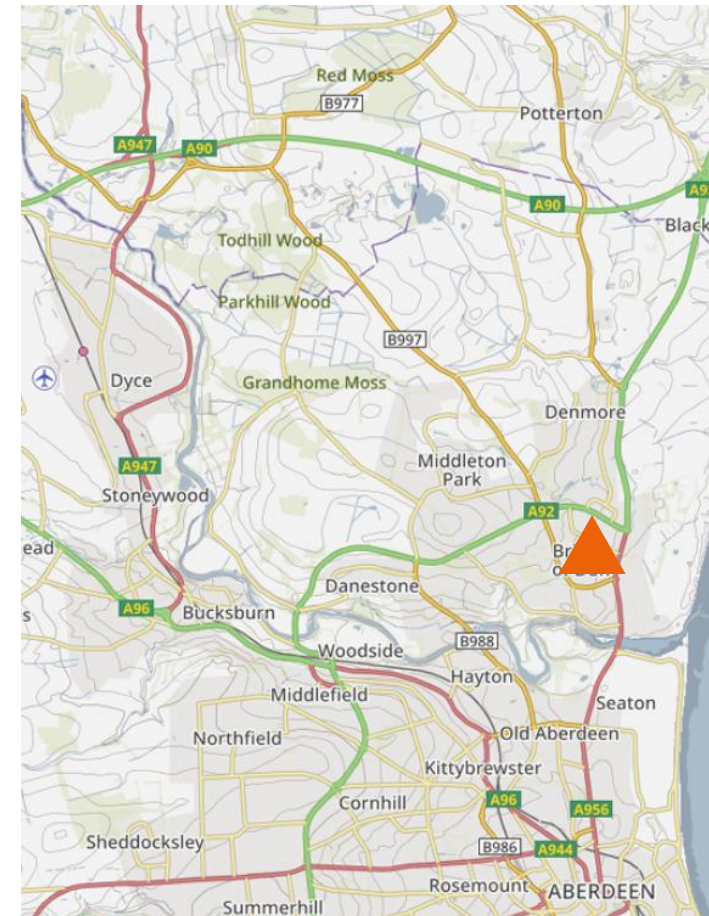
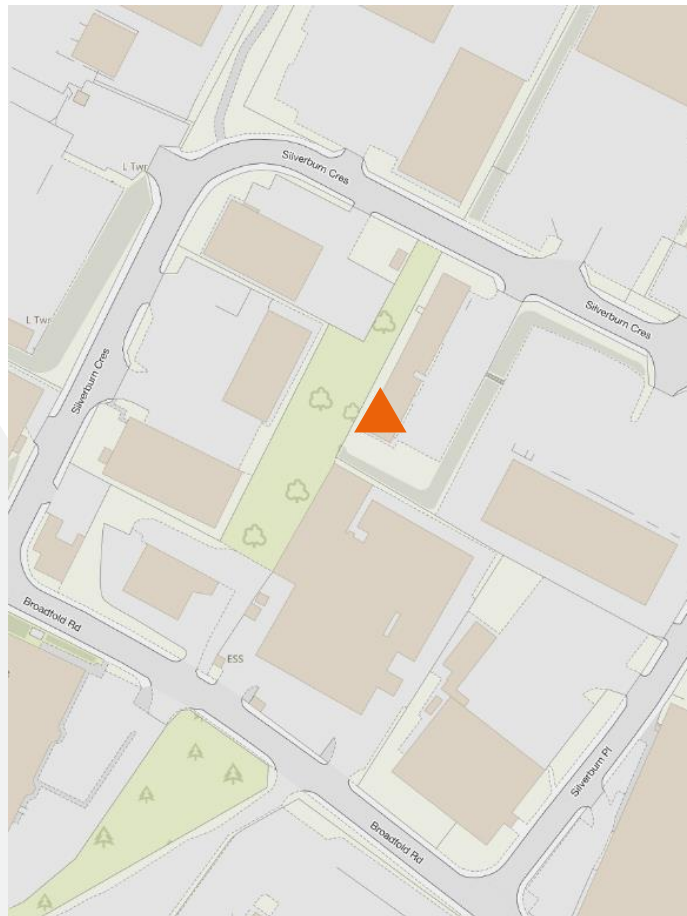
**DESCRIPTION**

The property comprises a two storey office of brick construction with a flat mineral felt roof over.

Access to the property is via a pedestrian door which fronts the car park with the space laid out to provide cellular and private office accommodation, kitchen along with male and female toilets.

The flooring has primarily been overlaid in carpet with painted walls which feature wall mounted pressed steel radiators. Artificial lighting is provided by fluorescent strip and CAT2 fitments with natural light being provided by PVC double glazed windows.

The male and female WC's are located at ground floor with the kitchen being located at first floor.



## ACCOMMODATION

The unit provides the following accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
Ground Floor	111.36	1,199
First Floor	129.62	1,395
<b>Total</b>	<b>240.98</b>	<b>2,594</b>

## SERVICES

Mains electricity, water and drainage are installed.

## RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £25,500pa.

An incoming occupier would have the opportunity to appeal the Rateable Value.

## LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## VAT

All figures quoted are exclusive of Value Added Tax

## RENTAL

£20,000 per annum, exclusive.

## ENERGY PERFORMANCE CERTIFICATE

EPC available upon request.

## ENTRY

Immediately upon completion of legal formalities.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

James Morrison [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) | 01224 202 836

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