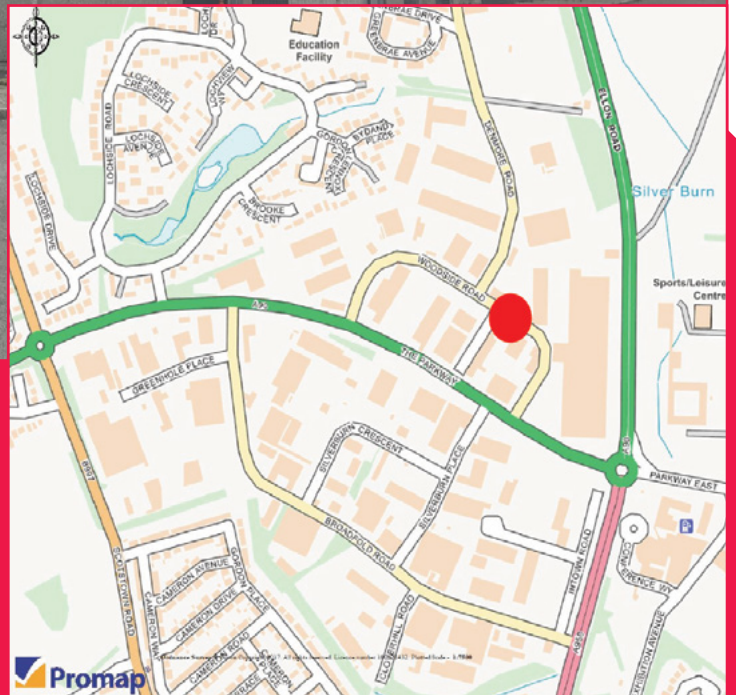


To Let / For Sale

Industrial Unit with Ancillary Office Accommodation and Yard

Unit 1, Woodside Road, Bridge of Don, Aberdeen, AB23 8EF

- ◆ Semi-Detached Workshop with Two Storey Office Block
- ◆ Accommodation extending to 1,260.83 sq.m (13,572 sq.ft) approx.
- ◆ 3 miles North of Aberdeen City Centre
- ◆ Due to undergo a full refurbishment



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4 Albert Street, Aberdeen AB25 1XQ

Unit 1, Woodside Road, Bridge of Don, Aberdeen, AB23 8EF



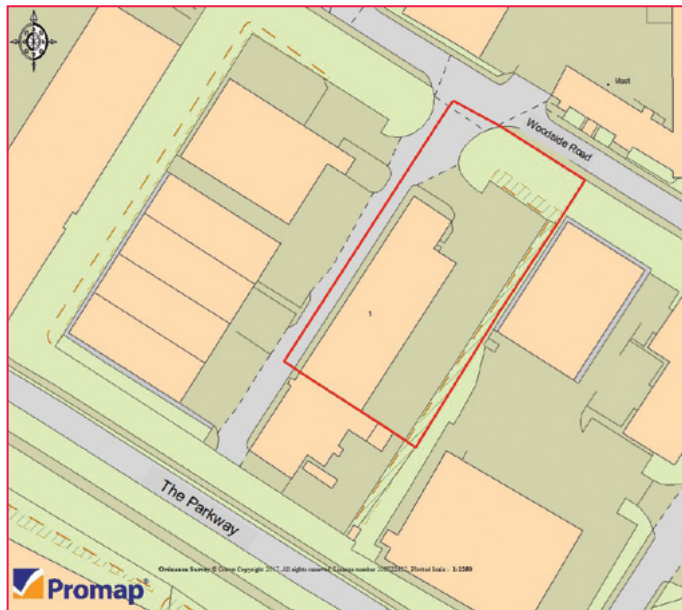
Location

The property is located on Woodside Road in Bridge of Don, approximately 3 miles north of Aberdeen City Centre within close proximity to the A90. Aberdeen International Airport and Aberdeen train and bus stations are located approximately 6 miles west and 5 miles south of the property.

The Aberdeen Western Peripheral Route (AWPR), due for completion in Q1 2018, will greatly improve the connectivity between Bridge of Don and Aberdeen.

Surrounding occupiers include Baker Hughes, James Aiken, Augean North Sea Services and Howdens.

The exact location can be seen on the undernoted plan.



Description

The subjects comprise a semi-detached workshop and two storey office block with a concrete yard and dedicated car parking.

The workshop comprises a steel portal frame construction off a concrete floor with blockwork dado walls and cement asbestos sheet cladding to the walls and roof. There is high bay lighting installed and heating is provided by way of two gas fired warm air blowers. There is an eaves height of 5.45m.

The two storey office block is located to the front of the property and is of blockwork construction harled externally under a flat felt roof. The majority of windows are uPVC double glazed.

The offices provide a mixture of cellular and open plan accommodation.

Externally there is ample car parking provided to the front of the unit and a concrete yard to the east.

The property is due to undergo a full refurbishment.

Floor Area

We calculate the approximate gross internal floor area of the premises as follows:-

Description	sq.m	sq.ft
Workshop	938.65	10,104
Ground Floor Office	125.83	1,354
First Floor Office	196.35	2,114
Total	1,260.83	13,572
Mezzanine	157.81	1,699
Concrete Yard	687.48	7,400

The above area have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Lease Terms

The subjects are available as a whole on the basis of a new full repairing and insuring lease. Any medium/long term leases will provide for periodic rent reviews.

Rent

£110,000 per annum, exclusive of VAT.

Sale Price

Price available on request.

Rateable Value

The subjects are currently entered in the Valuation Roll as follows:-
Rateable Value £105,000

Legal costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

Energy Performance Certificate

The subjects have an EPC rating of F. Full documentation is available on request.

VAT

All prices quoted in the schedule are exclusive of VAT.

Entry

Q1 2018, following the conclusion of legal formalities.

Viewing and Offers

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

Contacts

Claire Herriot 01224 415950
claire.herriot@knightfrank.com

Scott Hogan 01224 415956
Scott.hogan@knightfrank.com

Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. August 2017.
- Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only. October 2017.

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