

TO LET

UNIT TWO

Unit 2, Woodside Road, Bridge of Don, AB23 8EF

DETACHED
WAREHOUSE
AND OFFICE
ACCOMMODATION
WITH YARD



UNIT TWO

Unit 2, Woodside Road, Bridge of Don, AB23 8EF



LOCATION

The subject property is located on Woodside Road within Bridge of Don approximately 4 miles north of the city centre. The property benefits from excellent access to The Parkway (A90), one of Aberdeen's main arterial roads.

The Aberdeen Western Peripheral Route (AWPR) is located only 3 miles north and further improves connectivity between Bridge of Don and the rest of Aberdeen.

DESCRIPTION

The property comprises a detached warehouse with impressive open plan office accommodation and yard to the rear.

The warehouse is of steel portal frame construction with concrete blockwork externally harled and profile metal cladding above and roof, off a concrete floor. Internally, lighting is provided via translucent roof panels and supplemented by high bay light fittings. The warehouse benefits from vehicular access at the rear of the unit via an electric roller shutter door.

The offices are located to the front of the unit and are predominantly open plan with a couple of cellular offices and meeting rooms, all finished to a high standard. There are also W/C and kitchen facilities within the office accommodation.

FLOOR AREAS

We have measured the gross internal area (GIA) of the premises in accordance with the RICS Code of Measuring Practice and have calculated the following areas:

DESCRIPTION	SQ. M	SQ. FT
Warehouse	440.70	4,744
Office	214.75	2,312
Total	655.45	7,055
Yard	348.55	3,752

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.

RENT

Upon application.

RATEABLE VALUE

The premises are currently entered in the Valuation Roll as follows:-
Rateable Value: £44,000

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.

VIEWING AND OFFERS

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



ERIC SHEARER / 01224 4155948
eric.shearer@knightfrank.com

SCOTT HOGAN / 01224 415956
scott.hogan@knightfrank.com



ERIN CHESSOR / 01224 588866
erin.chessor@ryden.co.uk

PAUL RICHARDSON / 01224 588866
paul.richardson@ryden.co.uk

Disclaimer: "MISREPRESENTATION ACT: Knight Frank LLP give notice to anyone who may read these particulars as follows: 1. 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). 2. 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. 3. 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. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. May 2025.

UNIT TWO

FLOOR PLAN

