

# TO LET

## INDUSTRIAL UNIT

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

  
SHEPHERD  
COMMERCIAL

  
Ryden



- RENTAL – UPON APPLICATION
- GROSS INTERNAL AREA – 2,246M<sup>2</sup> (24,176FT<sup>2</sup>)
- PLANNING PERMISSION GRANTED FOR CLASS 6 USE
- CLOSE PROXIMITY TO AWPR
- LOW OFFICE PROVISION

### VIEWING & FURTHER INFORMATION:

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### LOCATION:

The subjects are located within the Broadfold Road Business Centre which is located within Bridge of Don, approximately 3 miles from Aberdeen City Centre. The unit benefits from rapid access to the A90 trunk road and the main arterial routes serving the city. The subjects benefit from being in close proximity to the AWPR which is due for completion shortly.

The Ordnance Survey extract below is for identification purposes only.



### DESCRIPTION:

The subjects comprise of an end terraced unit which is currently laid out as an indoor kart track. The building is of a steel portal frame construction with a pitched roof over. Access to the unit is via a pedestrian door which is located behind the roller shutter door.

The space is laid out to provide a small reception/office area and kitchen at the front of the unit with the remaining area being industrial accommodation with an eaves height of circa 5.7M. The first floor is fitted out to provide office space and male and female toilets.

### ACCOMMODATION:

The subjects provide the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	2,053.16	22,100
First Floor	192.87	2,076
<b>Total</b>	<b>2,246</b>	<b>24,176</b>

### RENTAL:

Upon Application.

### LEASE TERMS:

Our clients are seeking to lease the accommodation on Full Repairing and Insuring basis with any medium to long term lease durations subject to an upwards only rent reviews.

### RATEABLE VALUE:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £84,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

### ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of G.

Further information and a recommendation report is available to seriously interested parties on request.

### ENTRY DATE:

On conclusion of Legal formalities.

### VAT:

All figures quoted are exclusive of VAT at the prevailing rate

### VIEWING:

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

#### Shepherd Chartered Surveyors

35 Queens Road  
Aberdeen  
AB15 4ZN

**Contact: James Morrison**

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