





FULLY REFURBISHED FIRST FLOOR OFFICE

32 Scotstown Road, Bridge of Don, Aberdeen, AB23 8HG

Net Internal Area: 217.1 sq m (2,337 sq ft)

Flexible Lease Terms

Fully Refurbished Open Plan Accommodation

13 Car Parking Spaces







LOCATION

The property is situated on the east side of Scotstown Road, in a prominent roadside location within Bridge of Don Industrial Estate, lying approximately 4 miles north of the city centre.

The property benefits from its close proximity to two of Aberdeen's main arterial routes, the Parkway and Ellon Road, both forming part of the A90 Aberdeen Ring road thereby providing rapid access to the main road infrastructure serving the city and beyond.

Occupiers within the development include MCM O'Drill, RSL Motors, Blackberry Clinic and Robertson Facilities Management.

The exact location can be seen on the undernoted plan.



DESCRIPTION

The subjects comprise a modern first floor office which is predominantly laid out in an open plan format within a two storey office building of concrete block and timber framed construction.

Internally, the office is primarily open plan with two meeting rooms / offices, kitchenette and male & female toilets. The accommodation has been recently refurbished and comprises plasterboard lined walls, carpet tiled flooring, Category 2 fluorescent light fitments, gas fired steel pressed radiators and double glazed timber framed windows.

CAR PARKING

The property benefits from exclusive use of 13 car parking spaces to the front and rear of the building.

FLOOR AREAS

The property provides the following floor areas, measured on a net internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

First floor 217.10 sq m (2,337 sq ft)

RENT

On application

PROPOSAL

The subjects are available for lease on a Full Repairing and Insuring basis for a period to be agreed. Any medium to long term agreement will be subject to periodic upward only rent reviews.

SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common parts of the building and the development.

RATING ASSESSMENT

We understand from the Scottish Assessors that the subjects have the following rateable value.

Office - £32,250

The Uniform Business Rate for the year 2017/2018 is 46.6p. Water and waste water charges are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of F+.

Full documentation is available upon request.

All rents and prices quoted in this schedule are exclusive of Value Added Tax.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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REF:

ACA131309

DATE OF PUBLICATION:

July 2017

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