

TO LET

**UNIT TWO**

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

DETACHED WAREHOUSE AND  
OFFICE ACCOMMODATION  
WITH YARD





# UNIT TWO

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## 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 fitments. 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	449.82	4,842
Office	213.68	2,300
<b>Total</b>	<b>663.50</b>	<b>7,142</b>
Yard	347.82	3,744

## 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

£70,000 per annum

## RATEABLE VALUE

The premises are currently entered in the Valuation Roll as follows:-  
Rateable Value: £53,000

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.



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