

TO LET (VIA ASSIGNATION OR SUB-LEASE)

Detached warehouse with secure yard

Broadfold Road, Bridge of Don, AB23 8EE

- ◆ Warehouse with office accommodation extending to 1,069.8 sq.m (11,515 sq ft)
- ◆ Secure yard extending to 500.0 sq.m (5,382 sq ft)
- ◆ Flexible lease arrangements available



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Location

The subject property is located on Broadfold Road, approximately three miles north of Aberdeen City Centre. The property benefits from excellent access to both The Parkway (A90), Aberdeen's inner ring road and Ellon Road (A956) which provides access to Aberdeen city centre to the south. The AWPR is located three miles to the north and has further improved connectivity between Bridge of Don and the rest of Aberdeen.

The unit is surrounded by mainly industrial properties with a number of trade counter occupiers and drive-thru's also in close proximity.

The exact location can be seen on the plan below:



Description

The subjects comprise a detached industrial unit mainly of warehouse accommodation with single storey office accommodation. The property also benefits from a secure yard.

The warehouse is of steel portal frame construction off a concrete floor and blockwork walls to dado height and insulated metal cladding above and over the pitched roof. Natural light is provided via translucent roof panel and is supplemented by high bay light fittings. Vehicular access is provided via two roller shutter doors.

The office and welfare accommodation is arranged over a single storey to the front of the unit. These provide a mixture of open plan and cellular offices, along with W/Cs and kitchen facilities.

Externally the property benefits from exclusive car parking and a secure yard allowing for external storage. The property benefits from a slightly back-lying plot off Broadfold Road allowing for additional security.

Floor Areas

The approximate gross external floor area of the premises as follows:-

Description	sq.m	sq.ft
Warehouse	848.8	9,136
Warehouse Offices	44.9	483
Office and Welfare	176.1	1,896
Total	1,069.8	11,515
Secure yard	500.0	5,382

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

Lease Terms

Our clients are seeking to assign their unexpired lease which is held on a full repairing and insuring term, expiring 31st March 2024. Alternatively, our client would also be prepared to consider a shorter term sub-lease, for a period to be agreed.

The current passing rent is £95,000 per annum.

Rateable Value

The subjects are currently entered into the Valuation Roll as follows:-
Rateable Value £114,000.

Any in-going occupier will have a right to appeal the above rateable value within the first six months' of occupation.

Energy Performance Certificate

The subject has an Energy Performance Certificate Rating of E. Full documentation is available upon request.

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.

VAT

All prices quoted in this schedule are exclusive of VAT.

Entry

Immediately, 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

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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).
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