TO LET
OFFICE PREMISES

GRAHAM SIBBALD



115 GRANDHOLM DRIVE, BRIDGE OF DON, ABERDEEN, AB22 8AE

- Modern office pavillion with fit out
- Situated in popular Bridge of Don location
- 284.62 sqm (3,064 sqft) - Available whole or in part
- Generous Parking with up to 11 parking spaces

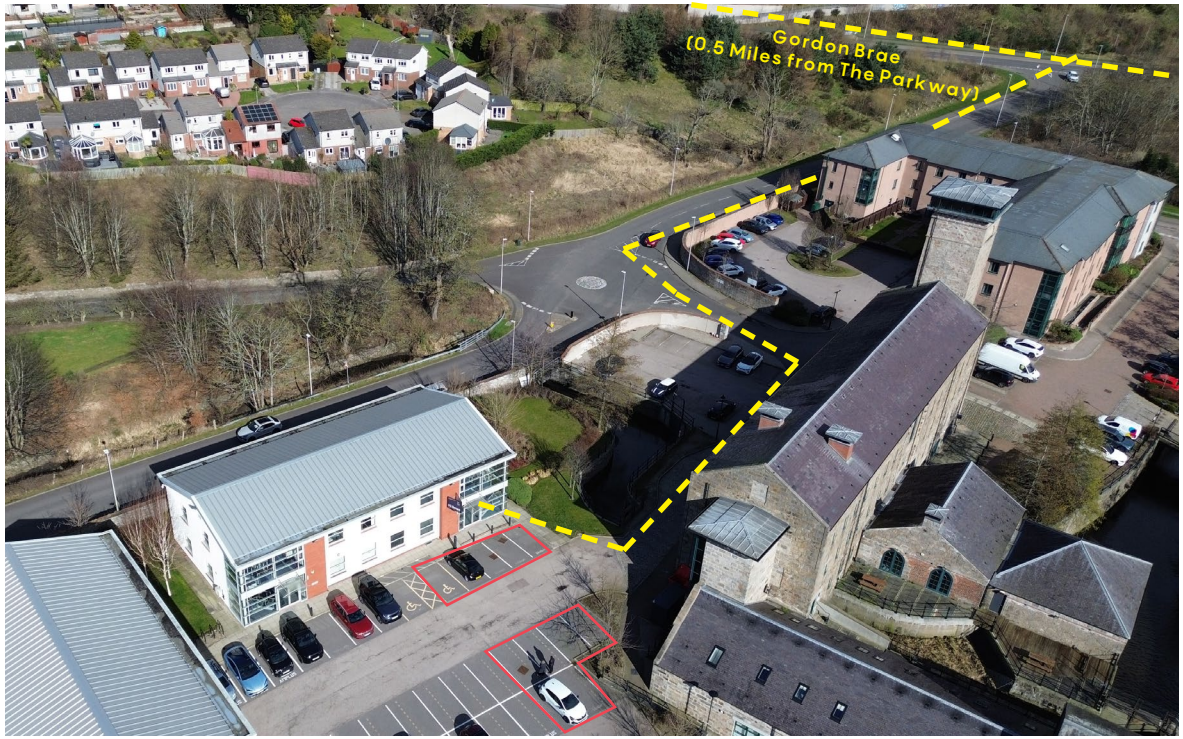
LOCATION

The subjects are located to the north of Aberdeen City Centre, within Bridge of Don, specifically the Grandholm area. Grandholm is primarily a residential area but hosts several office and retail occupiers. The property has good links to and from the city centre via The Parkway, Ellon Road and Diamond Bridge. Surrounding occupiers include AVC Immedia, Amplus, Andrews Survey, The Granite Spa, TINTO Architecture and Safety Scotland Limited.

ACCOMMODATION

The following floor areas have been calculated on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Description	Sq M	Sq Ft
Ground Floor	143.04	1,540
First Floor	141.58	1,524
Total	**284.62**	**3,064**



DESCRIPTION

The subjects comprise a modern two storey, semi-detached office building of steel frame construction clad externally in brick work/block work render. A corner section of the building offers a full height glass curtain walled atrium. The roof over is of pitched profile metal sheeting and natural daylight is by way of aluminium powder coated framed double-glazed windows. The subjects benefit from 11 dedicated car parking spaces.

The subjects offer flexible office accommodation over ground and first floors with a mix of open plan and individual offices.
Internal specification is as follows:

- Raised access flooring, carpet tiled over
- Category 5E cabling throughout
- Suspended ceiling with Category 2 fluorescent lighting fitments
- Fully DDA compliant, including a passenger lift
- Fit out ready for occupation
- Tea preparation facilities on the ground floor and full kitchen on the first floor
- Ceiling mounted comfort cooling cassettes throughout

RENT

£35,000 Per Annum.

LEASE TERMS

Our clients are seeking to lease the premises on Full Repairing and Insuring terms for a period to be mutually agreed. The subjects can be split on a floor by floor basis to be made available in part.'

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having a Rateable Value of £31,000 effective from 1st April 2026.

The 11 car parking spaces are separately assessed with a Rateable Value of £2,700.






13.4m
13.4m
115
117
119
SI
1 to 17
Mill House


FAIRVIEW DRIVE
LAUREL DRIVE
LAUREL GARDENS
LAUREL TERRACE
BRANDER PLACE
LAUREL ROAD
LAUREL PLACE
JOHN'S PARK PLACE
LAUREL AVENUE
B988
BALGOWNIE PLACE
BALGOWNIE DRIVE
CAMPUS ONE
LAUREL VIEW
LAUREL BRAES
LAUREL PARK
LAUREL WYND
GRANDHOLM DRIVE
GRANDHOLM WAY
GRANDHOLM GARDENS
GRANDHOLM AVENUE
GRANDHOLM GROVE
GORDON'S MILLS ROAD
AUCHINLECK CRESCENT
AUCHINLECK ROAD



EPC

A copy of the EPC and Recommendation Report can be provided upon request

VAT

Unless otherwise stated, all prices, premiums and rent are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenants liable for LBTT and registration dues in the normal manner.

VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents.

To arrange a viewing please contact:



CHRIS ION
Partner
chris.ion@g-s.co.uk
07717 425 298



SHONA BOYD
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314188

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.