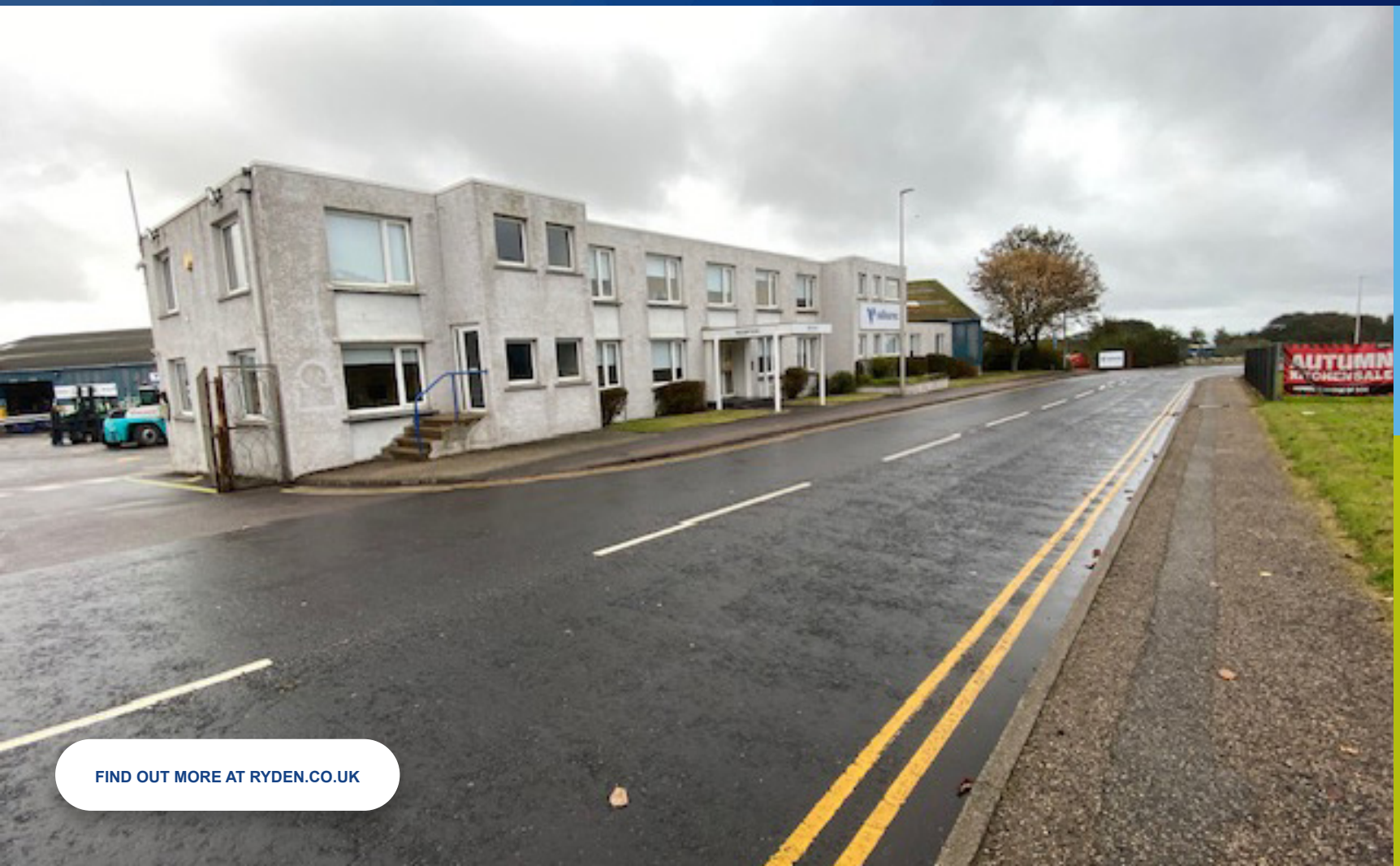
Ryden

FOR SALE / MAY LET

WORKSHOPS & OFFICE BLOCK WITH EXTERNAL STORAGE YARD

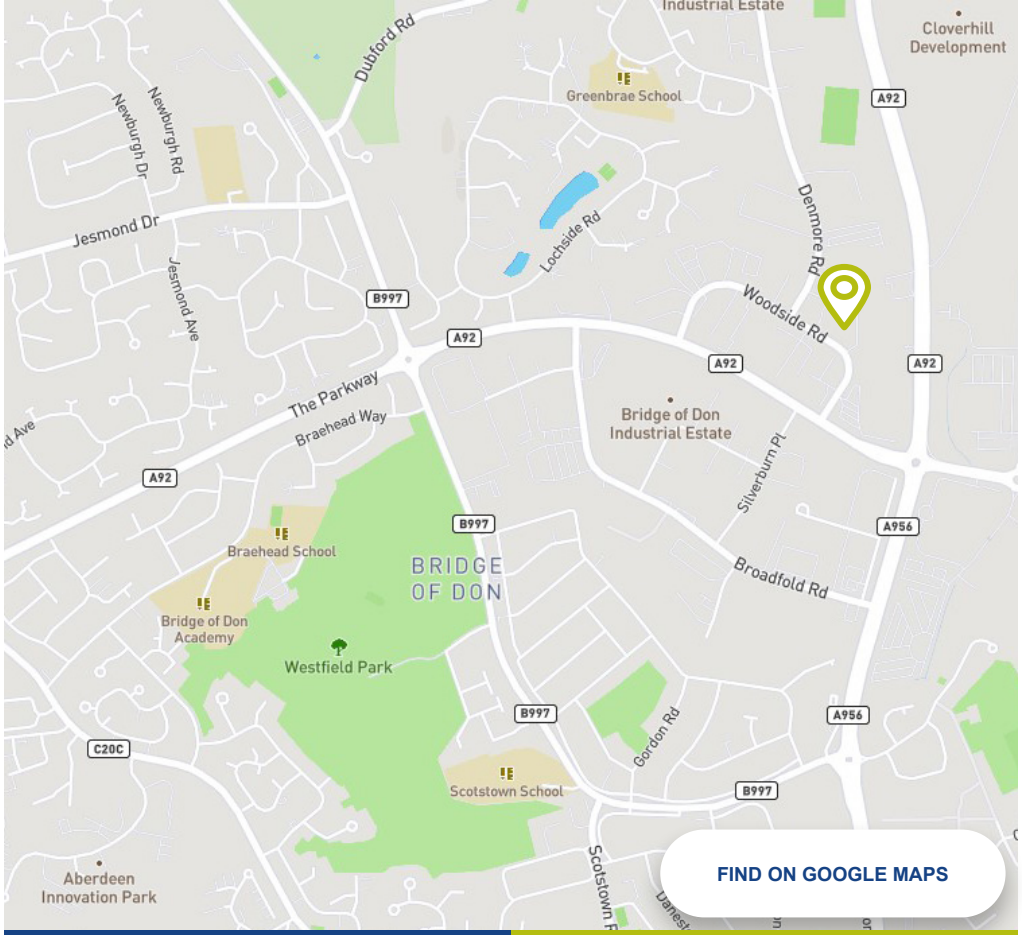
3,390.42 SQ M (36,494 SQ FT)



FIND OUT MORE AT RYDEN.CO.UK

WOODSIDE ROAD
BRIDGE OF DON
ABERDEEN
AB23 8EF

- PROMINENT ROADSIDE POSITION
- EXTENSIVE PROPERTY INCLUDING OFFICES, WORKSHOPS & LARGE SECURE STORAGE YARD
- 5 TONNE GANTRY CRANE & FLOOR CRANES
- AVAILABLE IMMEDIATELY



THE SUBJECTS ARE PROMINENTLY SITUATED AT THE CORNER OF DENMORE ROAD & WOODSIDE ROAD.

LOCATION

The subjects are prominently situated at the corner of Denmore Road and Woodside Road, which forms part of Bridge of Don Industrial Estate.

With excellent access to The Parkway (A90), Aberdeen's inner ring road, and Ellon Road (A956), providing access to all points north, south and west of Aberdeen. The Aberdeen Western Peripheral Route (AWPR) is also in close proximity and has further enhanced the links between Bridge of Don and the rest of Aberdeen.

Aberdeen International Airport and Aberdeen train and bus stations are located approximately 7 miles west and 5 miles south of the property respectively.

Nearby occupiers include; Howdens, Thistle Windows, Screwfix, SIG Distribution, Allied International and Sterling Furniture.

DESCRIPTION

The premises comprises four adjacent workshop bays with a two-storey block to the west of the workshops.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
BAY 1 (MEZZ)	475.99 (58.51)	5,124 (630)
BAY 2	474.46	5,107
BAY 3	747.67	8,048
BAY 4	600.74	6,466
WELDING SHOP	461.9	4,972
OFFICES (GF)	334.59	3,601
OFFICES (1F)	295.07	3,176
TOTAL GIA (EXCLUDING MEZZ)	3,390.42	36,494
USEABLE YARD AREA	3,735.82	40,212

RENT / PRICE

Upon application.

LEASE TERMS

The subjects are available on a new Full Repairing for a period to be agreed.

EPC

The subjects have an EPC rating of D

A copy of the EPC report can be provided upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £182,000 effective from 01-Apr-23.

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.











TO LET

WORKSHOP & OFFICE SPACE WITH EXTERNAL STORAGE YARD

3,390.42 SQ M (36,494 SQ FT)



WOODSIDE ROAD
BRIDGE OF DON
ABERDEEN
AB23 8EW

GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identif ying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **January 2025**