

TO LET

END TERRACED INDUSTRIAL UNIT

Gross Internal Area : 372.30 sqm / 4,007 sqft

3 roller shutter doors

Mezzanine Storage

Rental - £30,000 per annum

VIRTUAL TOUR 360°

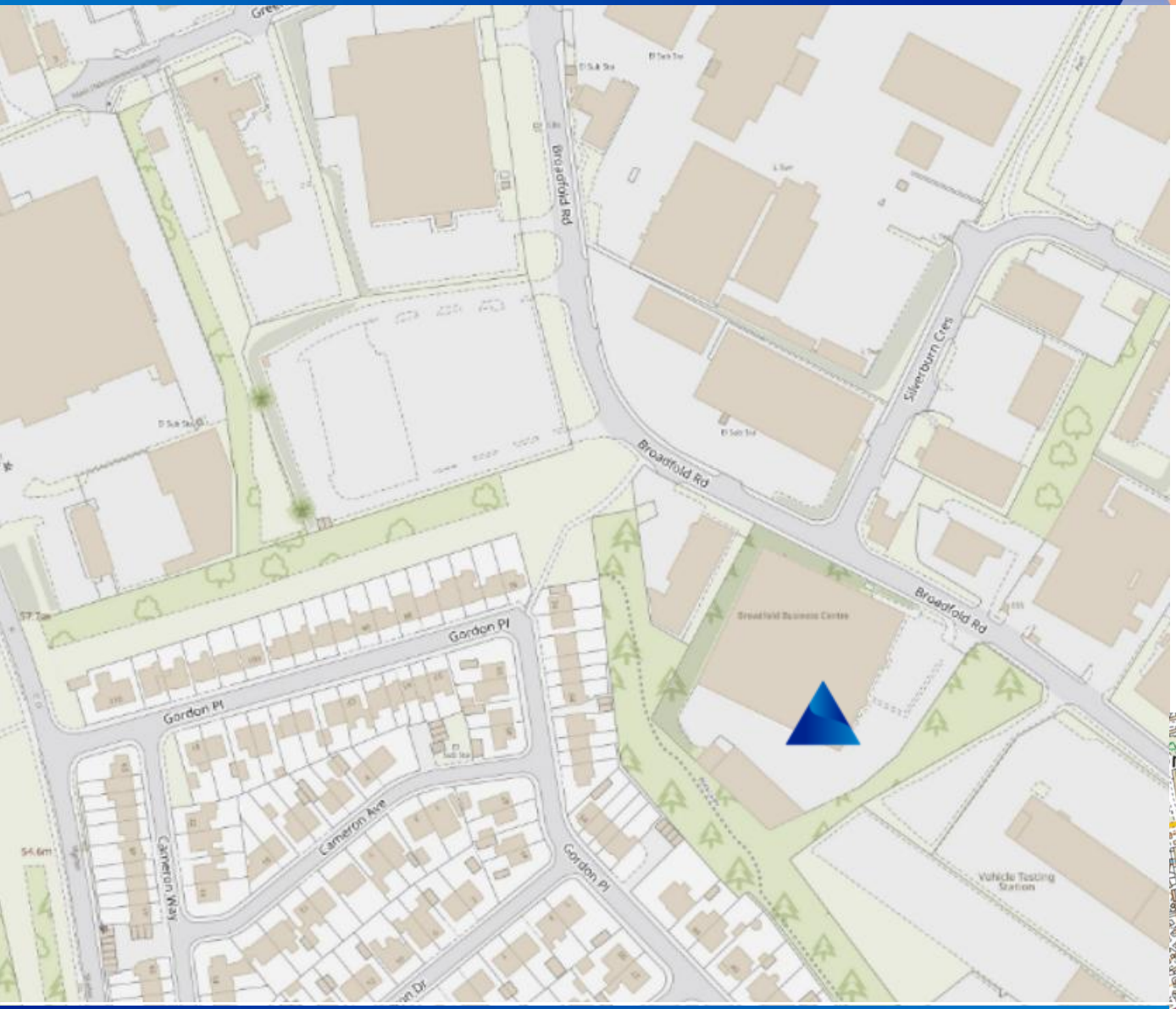
UNIT 3, BROADFOLD BUSINESS CENTRE, BRIDGE OF DON, ABERDEEN AB23 8EE

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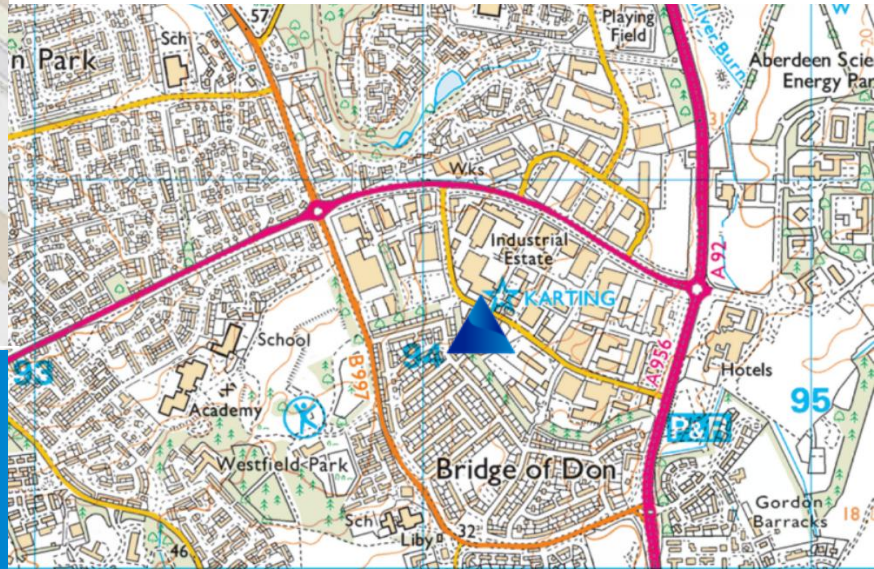
Location

UNIT 3 BROADFOLD BUSINESS CENTRE,
BRIDGE OF DON, ABERDEEN AB23 8EE



The subjects are located within the Broadfold Road Business Centre which is located within Bridge of Don, approximately 3 miles from Aberdeen City Centre.

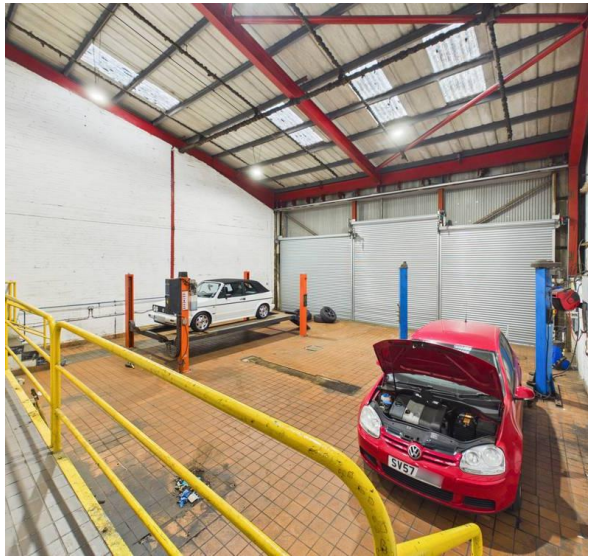
The unit benefits from rapid access to the A90 trunk road and the main arterial routes serving the city. The subjects benefit from being in close proximity to the AWPR



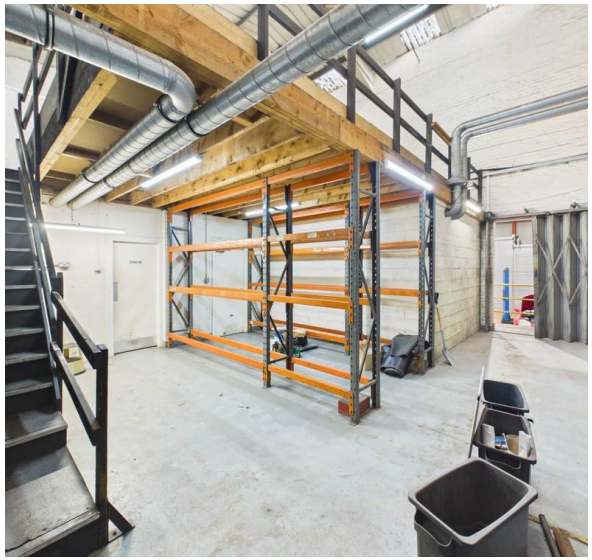
End Terraced Industrial Unit with mezzanine storage

FIND ON GOOGLE MAPS

Description









The subjects comprise of an end terraced industrial unit of steel portal frame design with a pitched roof over laid out to provide workshop, reception/office and storage accommodation.

Access to the property is via a pedestrian metal framed door or one of 3 roller shutter doors. At ground floor, the reception area has painted plasterboard walls, vinyl floor coverings and a suspended acoustic tile ceiling incorporating light fittings.

The workshop flooring is concrete overlaid in quarry tiles with the walls being either painted blockwork or to the inside face of the cladding. The ceiling is to the inside face of the cladding and incorporates translucent roof panels.

To the rear of the workshop are two offices with carpet flooring and painted plasterboard walls along with a suspended acoustic ceiling. There is also a store located at the rear which has also had a mezzanine installed along with a kitchen and male and female toilet facilities.

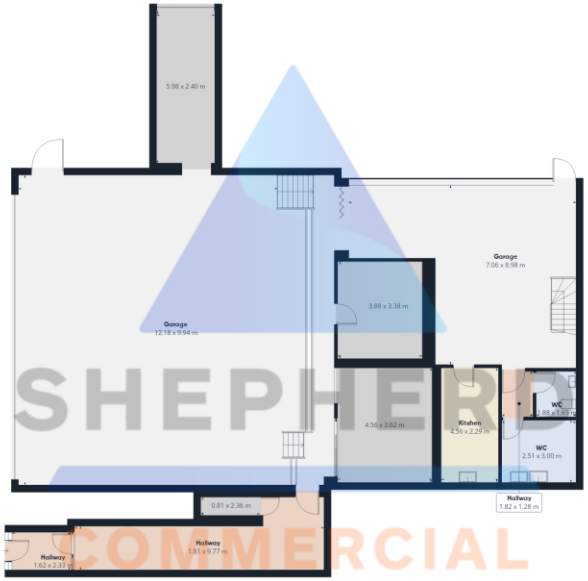
Accommodation

	m^2	ft^2
Ground Floor	293.70	3,161
Mezzanine	78.6	846
Total	**372.30**	**4,007**

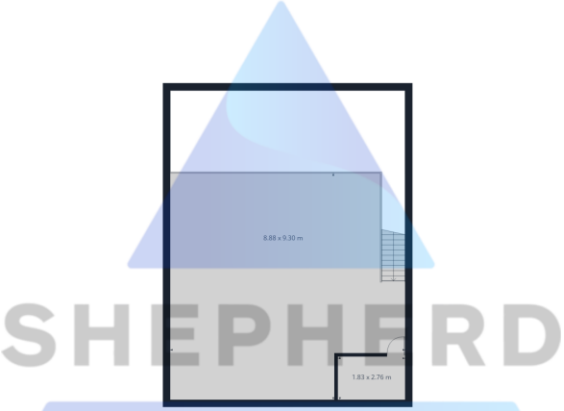
The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans

UNIT 3 BROADFOLD BUSINESS CENTRE,
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Floor 0



Floor 1

CLICK HERE FOR 3D FLOOR PLAN

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The Detail

UNIT 3 BROADFOLD BUSINESS CENTRE,
BRIDGE OF DON, ABERDEEN AB23 8EE

Rental

£30,000 per annum

Lease Terms

Our clients are seeking to lease the accommodation on Full Repairing and Insuring basis with any medium to long term lease durations subject to an upwards only rent reviews

Rateable Value

The subjects are entered in the valuation roll at a Rateable value of £19,500. An incoming occupier would have the opportunity to appeal the Rateable Value.

Service Charge

The subjects are subject to a service charge and further information can be provided upon request.

Energy Performance Certificate

Available upon request. .

VAT

All figures quoted are exclusive of VAT at the prevailing rat

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.





Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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