

TO LET

COMMERCIAL PREMISES WITH PARKING

Size – 216.60 SQM (2,331 SQFT)

Suitable For A Variety Of Commercial Uses

Rental: £23,000 Per Annum

VIRTUAL TOUR 360°

UNIT 2B SILVERBURN CRESCENT, BRIDGE OF DON, ABERDEEN, AB23 8EW

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SHEPHERD COMMERCIAL

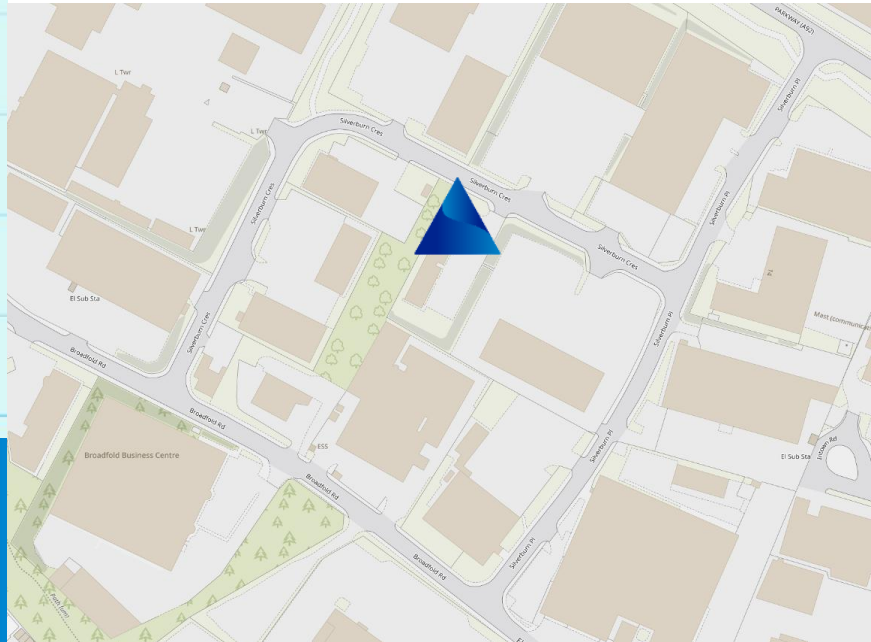
Location

UNIT 2B SILVERBURN CRESCENT, BRIDGE OF DON, ABERDEEN, AB23 8EW



The property is located on Silverburn Crescent within Bridge of Don Industrial Estate which is approx. 4 miles north of Aberdeen City Centre.

The estate benefits from being in close proximity to The Parkway (A92) and as a result has good connectivity with the North and South of the City as well as the City Centre. Commercial occupiers within the area include Huws Gray, SIG Distribution and Falcon Coach Hire.

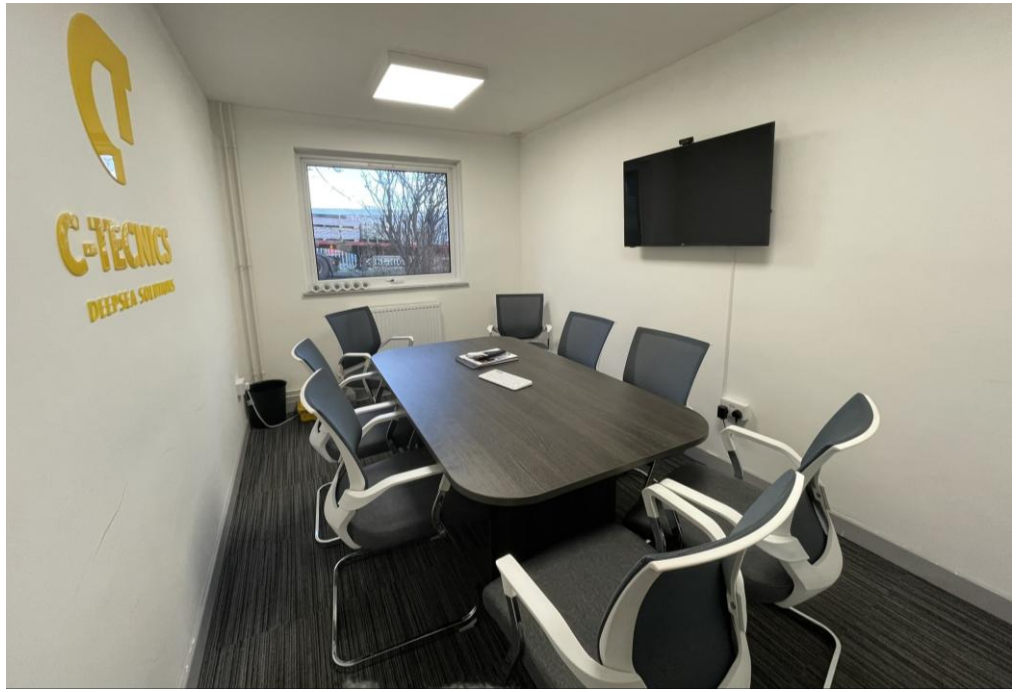


Commercial Premises

FIND ON GOOGLE MAPS

Description





The property comprises a single-storey brick construction office building, with a flat mineral felt roof over. Access to the accommodation is provided via a pedestrian entrance door to the front elevation.

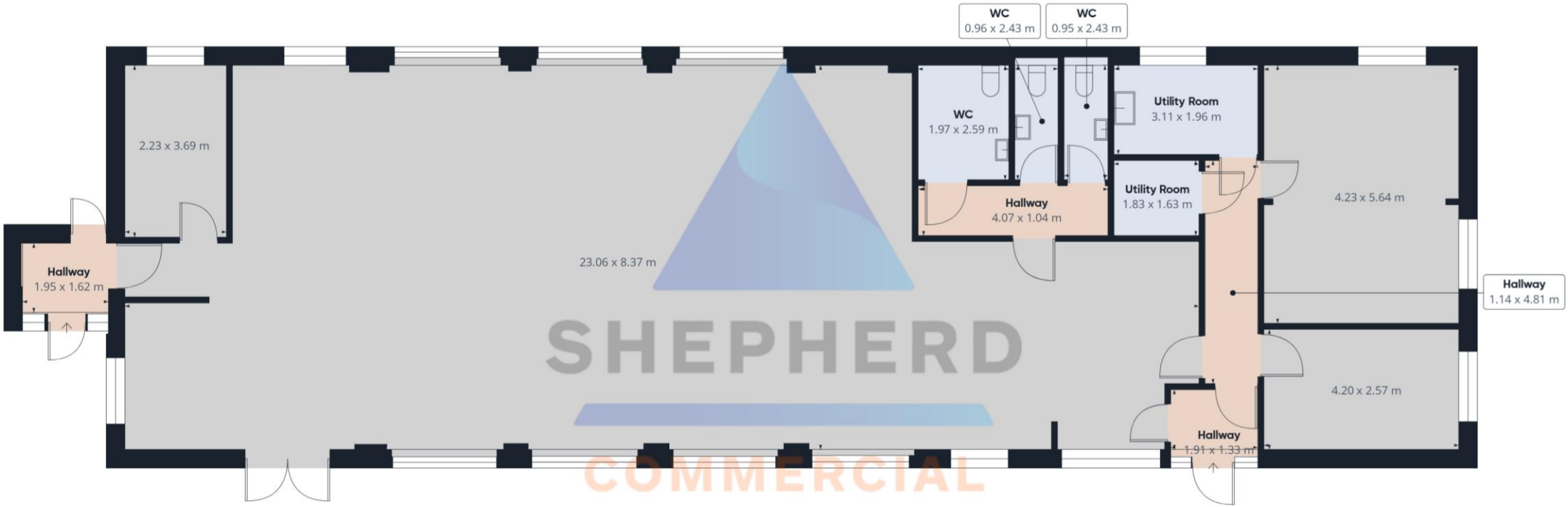
Internally, the subjects provide a combination of open plan and office accommodation. The open plan area is finished with laminate floor coverings together with painted plasterboard walls and ceilings. The office accommodation is of a similar specification, albeit with carpeted floor coverings and suspended ceilings incorporating light boxes. Ancillary accommodation includes kitchen and WC facilities. Heating throughout the property is provided by gas-fired radiators.

The building benefits from dedicated on-site parking.



Floor Plans

UNIT 2B SILVERBURN CRESCENT, BRIDGE OF DON, ABERDEEN, AB23 8EW



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The Detail

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Accommodation

The subjects have been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition and provide the following:

ACCOMMODATION	m^2	ft^2
TOTAL	216.60	2,331

Rental

£23,000 Per Annum.

Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

Services

Mains electricity, gas, water and drainage are installed.

Rateable Value

The subjects are entered in the Valuation Roll at a Rateable Value of £17,750.

An ingoing occupier would have the opportunity to appeal this figure.

Energy Performance Certificate

EPC available upon request.

Entry

Immediately upon completion of legal formalities.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

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

Additional Accommodation

The adjoining building which measures approximately 240.98 Sqm (2,549 Sqft) can also be made available if additional space is required.



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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