

TO LET

WELL PRESENTED OFFICES WITH GENEROUS PARKING

 GRAHAM  
SIBBALD



Silverburn Lodge, Claymore Drive,  
Bridge of Don, Aberdeen, AB23 8GD

- Well-presented office accommodation
- Office Space from 366 sq. ft to 2,035 sq. ft
- Located in Aberdeen Energy Park
- Generous parking



## LOCATION

The property is a 1 minute drive from Parkway Roundabout and is adjoined to the A92 which leads north to Peterhead. The roundabout is also linked to the A956, leading into the city centre. The surrounding area is a mixture of commercial and residential uses with major occupiers including, Schlumberger, Global Energy and Rubberatkins. Local amenities include; Grub Café , McDonalds, KFC, Costa Coffee and M&S Simply Food

## DESCRIPTION

The property comprises a self-contained entrance on the ground floor with an exclusive entrance/ reception area, male, female and disabled toilets and a kitchenette. On the first floor there is an open plan office, 3 individual offices, a boardroom as well as a kitchen, storage area and passenger lift. The office accommodation is within a two storey pavilion of steel portal frame construction with blockwork and glazed walls and profiled sheeting to the roof. Heating is by way of a gas fired radiator central heating system.

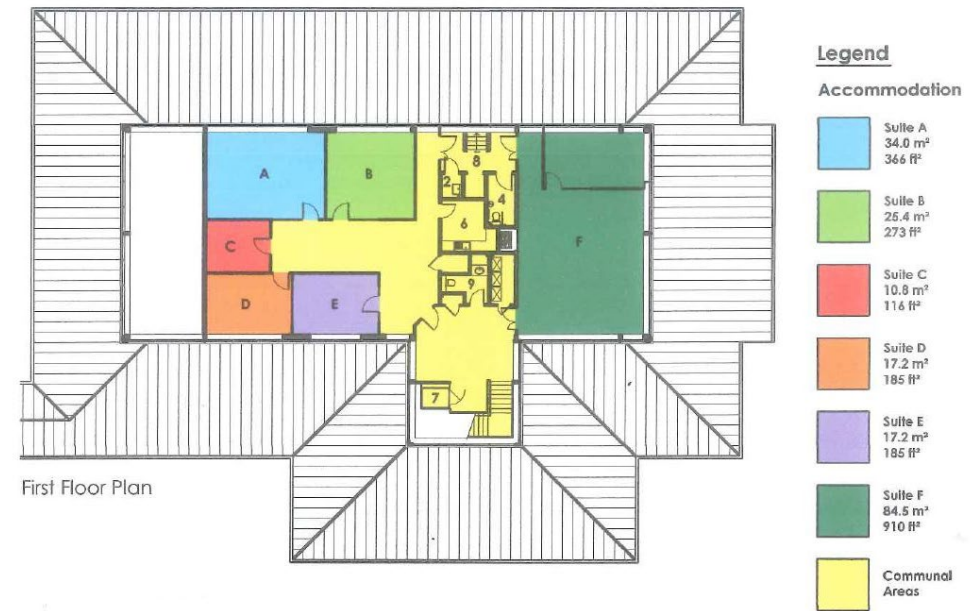
## ACCOMMODATION

The property provides the following net internal areas:

ACCOMMODATION	SQ. M.	SQ. FT.
Suite A	34.0	366
Suite B	25.4	273
Suite C	10.8	116
Boardroom	17.2	185
Suite E	17.2	185
Suite F	84.5	910
<b>Total</b>	<b>189.06</b>	<b>2,035</b>

## CAR PARKING

There are a total of 15 exclusive car parking spaces



## RENT

£20,000 per annum for the whole space.

Price on application for occupation of smaller suites

## LEASE TERMS:

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

## RATING:

The property is currently entered in a number of separate valuations and will require to be reassessed. Further information available on request.





#### ENERGY PERFORMANCE CERTIFICATE (EPC):

The subjects have a current Energy Performance Certificate of E.

#### VAT:

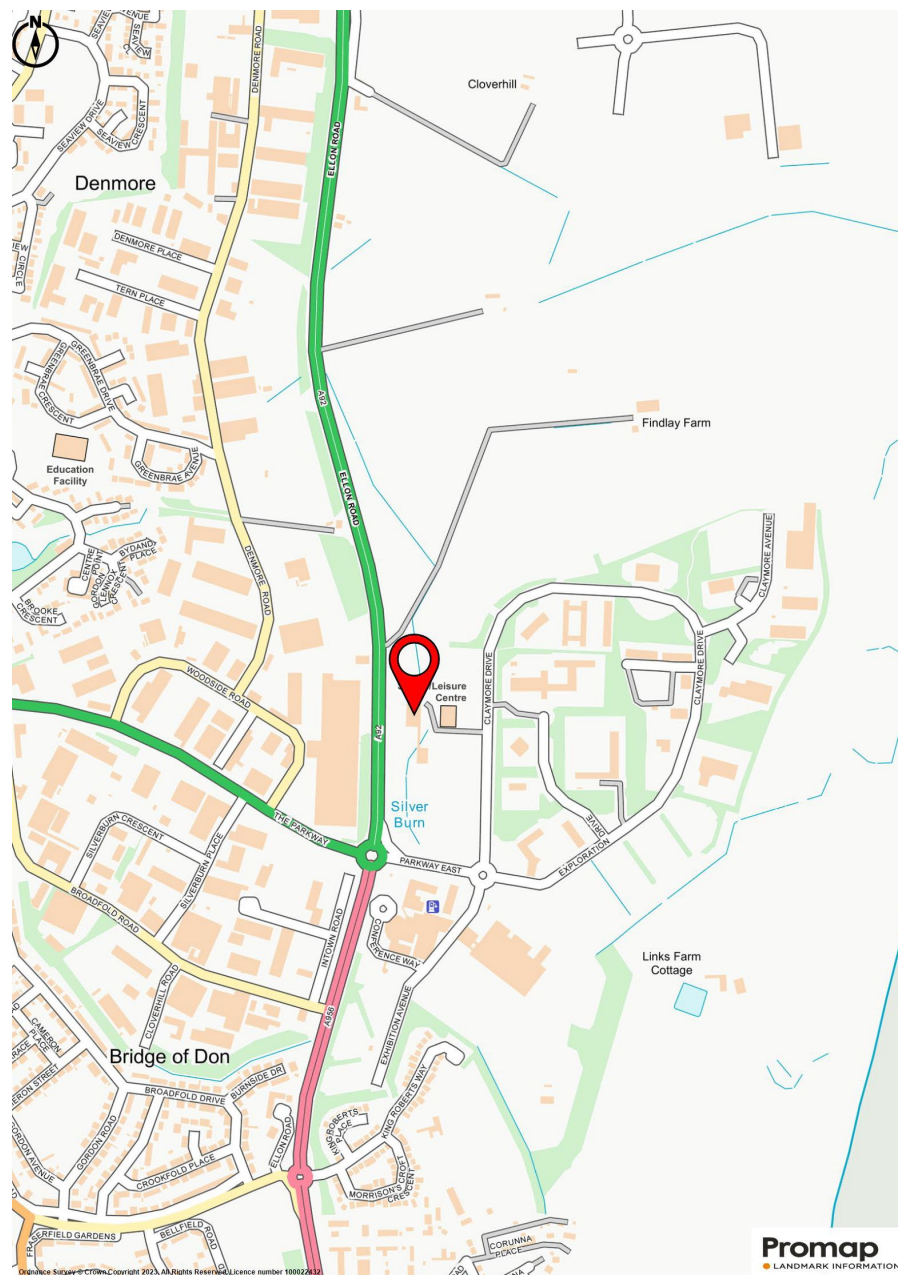
All figures quoted are exclusive of Value Added Tax.

#### LEGAL COSTS:

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

#### VIEWING:

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



To arrange a viewing please contact:



**Euan Rolland**  
Graduate Surveyor  
euan.rolland@g-s.co.uk  
07825 875303



**Emma Gilbert**  
Surveyor  
emma.gilbert@g-s.co.uk  
07717 441280

#### IMPORTANT NOTICE

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