

FOR SALE

INDUSTRIAL FACILITY WITH TEST DRILLING RIG &
SUBSTANTIAL SECURE YARD

EXPLORATION DRIVE

ABERDEEN ENERGY PARK BRIDGE OF DON
ABERDEEN AB23 8GX

SITE

2,044.3 sq m / (22,005 sq ft)
(3.13 hectares / 7.23 acres)





LOCATED WITHIN BRIDGE OF DON
- APPROXIMATELY 3 MILES NORTH OF THE CITY.



LOCATION

The premises are located on Exploration Drive within Aberdeen Energy Park in the Bridge of Don, which is situated approximately 5 miles North of Aberdeen City Centre.

The property has 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 enhanced the links between Bridge of Don and the rest of Aberdeen.

Surrounding occupiers include:

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DESCRIPTION

The subjects comprise a detached industrial unit with two storey offices to the front and secure yard facilities. The unit is of steel portal frame construction under a pitched roof finished with insulated profile metal clad sheeting above.



OFFICES

These are incorporated within the frame of the main building and were fully refurbished in 2015. They comprise of the following specification:

- Reception area
- Mixture of open plan and cellular space
- Various meeting rooms
- Heating via gas fired central heating
- CAT 2 lighting
- Comfort cooling
- Staff welfare including locker areas and staff canteen
- uPVC double glazed windows

WORKSHOP

The workshop building dates from 1990, but was extended in 2006 and again in 2015. The workshop comprises a rectangle bay (approximately 69 metres long by 15.8 metres wide).

- 6.3 metre eaves
- High bay sodium lighting
- Two overhead 5 tonne gantry cranes
- Vehicle access via electric roller shutter doors
- 3 phase power supply
- Substantial Secure Yard
- Test Drilling Rig with 4 Bore Holes

YARD AREA

The developed site has a tarmac access road running around the edge. The storage yard has been finished in a mixture of concrete and hardcore surfaces.



ACCOMMODATION

The premises extend to the following approximate gross internal floor areas:

	Sq m	Sq ft
Ground Floor Offices	196.9	2,119
First Floor Offices & Canteen	381.0	4,101
Laboratory (Electronics Lab)	102.3	1,102
Main Workshop Area	1,090.1	11,734
Open Side Workshop Extension	274.0	2,949
Total	2,044.3	22,005
Useable Yard	7,735	83,250

The total site area extends to c. 3.13 hectares (7.23 acres). However, due to landscape requirements at Aberdeen Energy Park, we estimate the developable area to be 1.484 hectares (3.67 acres).

CAR PARKING

There is provision for 55 car parking spaces, including 2 disabled spaces.





TENURE

The subjects are held on a long term ground lease expiring 4 July 2114. The passing rent is £1.00 per annum (only if demanded in writing).

PRICE

Our client is looking to assign their long term leasehold interest. For the benefit of the leasehold rights they are seeking over £1,250,000 excluding VAT.

RATEABLE VALUE

The Rateable Value for the property is £343,000. Any ingoing occupier will have the right to appeal the rating assessment.

VAT

All figures quoted are exclusive of VAT.

DATE OF ENTRY

To be agreed, but upon the conclusion of legal missives and receipt of the landlords consent.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D. A copy of the certificate can be made available upon request.

LEGAL COSTS

Each party will be responsible for their own costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax and registration dues, as applicable.

TEST DRILLING RIG & BORE HOLES

The premises benefit from a test drilling rig with 4 test bore holes. Further information on these can be provided to interested parties.

VIEWINGS & FURTHER INFORMATION

To arrange a viewing or for further information, please contact the sole selling agent:

Paul Richardson

paul.richardson@ryden.co.uk

Daniel Stalker

daniel.stalker@ryden.co.uk

Ryden.co.uk
01224 588866