

FOR SALE



Woodside Road

Bridge of Don, Aberdeen AB23 8EF

- APPROXIMATELY 1881.5 SQ M (20,253 SQ FT)
- LOCATED WITHIN A WELL-ESTABLISHED INDUSTRIAL LOCATION
- SECURE YARD AND PARKING
- RE-DEVELOPMENT POTENTIAL

LOCATION

The subjects are located within Bridge of Don, which is situated approximately 5 miles north of Aberdeen City Centre. The property sits on Woodside Road and is in close proximity to its junction with The Parkway (A90). Aberdeen International Airport and Aberdeen train and bus stations are located approximately 6 miles west and 5 miles south of the property respectively. In addition, access to the AWPR is in close proximity to the subjects.

DESCRIPTION

The property comprises a detached workshop facility with office accommodation at ground floor level on a site extending to approximately 0.53 hectares (1.33 acres) or thereby.

The premises are of steel portal frame construction with blockwork walls and insulated profile metal cladding above. Natural light within the warehouse is provided by translucent roof panels with artificial lighting provided by high bay light fittings. The premises have the benefit of 5.75 metre eaves height and 3 phase power. Vehicular access is provided via three electric roller shutter doors.

The office accommodation provides open plan space which has a carpet tile floor with plasterboard and painted walls and ceilings. Artificial lighting is provided via surface mounted CAT 2 fitments. There is perimeter trunking for data/power. Natural light is provided by double glazed UPVC windows and heating is provided via electric wall mounted heaters. Kitchen/tea prep facilities are provided as well as male and female WC facilities.

Externally to the rear, there is a hardcore surfaced yard secured by chain-link fencing. There is also dedicated car parking to the front of the property.

ACCOMMODATION

The subjects provide the following accommodation:-

ACCOMMODATION	SQ M	SQ FT
Workshop	1,751.9	18,857
Ground Floor Office	129.6	1,396
Total	1,881.5	20,253
Yard	1,420	15,290

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £112,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of the Agents has any authority to make or give representation or warranty whatever in relation to this property. Date of Publication: April 2019.

PRICE

Offers in the region of £1,000,000 are sought after for the feuhold interest in the property.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of C.

Further information and a recommendation report is available to seriously interested parties on request.

ENTRY DATE

Upon conclusion of legal missives.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues.

VIEWING

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



Shepherd Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Contact: Mark McQueen
Email: mark.mcqueen@shepherd.co.uk
Tel: 01224 202800



JLL Edinburgh
7 Exchange Crescent
Conference Square
Edinburgh

Contact: Ben Dobson
Email: ben.dobson@eu.jll.com
Tel: 0131 234 2217