

## OFFICE PREMISES

- > EXCELLENT CAR PARKING PROVISIONS (1:304 SQFT)
- > AVAILABLE SPACE FROM 3,250 – 21,945 SQFT
- > OPEN PLAN OFFICE SPACE
- > FLEXIBLE LEASE TERMS AVAILABLE



TO LET

**EXPLORATION DRIVE, BRIDGE OF DON, ABERDEEN, AB23 8HZ**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Dan Smith, [dan.smith@savills.com](mailto:dan.smith@savills.com), 01224 971111, [www.savills.co.uk](http://www.savills.co.uk)





## Office Premises with Excellent Car Parking

### LOCATION

The subjects are located within Aberdeen Energy Park, an established industrial and office location within Bridge of Don area of the city. The location benefits from excellent connectivity to the city centre via Ellon Road and The Parkway which form part of the cities inner road system. The subjects are also within close proximity to the Aberdeen Western Periphery Route resulting in excellent access to all parts of the city and the Scottish Motorway Network beyond.

### DESCRIPTION

The subjects comprise of open office accommodation with attractive levels of car parking. The office accommodation benefits from high level of natural light through extensive double glazing to the main elevations with the office areas having raised access floors, suspended ceiling with recessed light fittings and comfort cooling throughout. Communal kitchen and toilet facilities are provided.



**PARKING**

The suits benefit from the following car parking spaces.

There is an excellent car parking provision of (1:304 sq.ft) available. Further parking spaces may be available upon request.

Further parking spaces may be available upon request.

**ACCOMMODATION**

The subjects provide the following accommodation.

ACCOMMODATION	SqM	SqFt
Ground Floor Suite 1	321	3,452
Ground Floor Suite 2	407	4,385
Ground Floor Suite 3	303	3,258
First Floor Suite 1	318	3,423
First Floor Suite 2	388	4,176
First Floor Suite 3	302	3,251
<b>TOTAL</b>	<b>2,039</b>	<b>21,945</b>

The above areas are calculated on a net internal floor area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

**VIDEO TOUR**

Click [here](#) for video tour of the property.

**LEASE TERMS**

Flexible lease terms are available.

**RENTAL**

Upon application.

**RATEABLE VALUE**

The subject are split as multiple entries with further detail available upon request. Fresh start relief in respect of rates payable may be available may be available with further detail upon application.

**ENERGY PERFORMANCE CERTIFICATE**

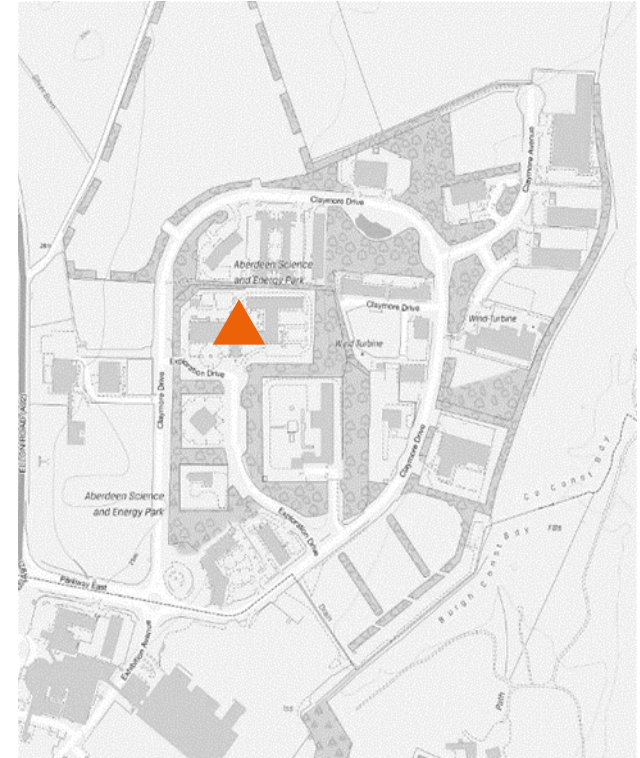
Further information and a recommendation report is available to seriously interested parties on request.

**VAT**

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

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

**Savills** 5 Queens Terrace, Aberdeen, AB10 1XL, 01224 971111

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) 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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: DECEMBER 2020**

