

## OFFICE/STORAGE UNIT

- > MULTI-LET OFFICE DEVELOPMENT
- > RECENTLY UPGRADED
- > COMMON MEETING FACILITIES
- > FROM 176.83 SQM (1,903 SQFT)
- > ADDITIONAL SPACE AVAILABLE

TO LET

**SUITE 6, CROMBIE LODGE, ABERDEEN INNOVATION PARK, ABERDEEN, AB22 8GU**

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## Office/Storage Accommodation Within modern Business Location

### LOCATION

Aberdeen Innovation Park is an established business location, which is situated to the south side of Balgownie Road in the suburb of Bridge of Don which is located some 3 miles North of Aberdeen City Centre. Balgownie Road connects between arterial routes North of the City (The Parkway (A90) and Ellon Road which connects to the Aberdeen Western Periphery (A92) which ensures access to the wider trunk road network. Travel to the City Centre has been significantly improved with the recent completion of the Grandholm Bridge – The third crossing of the River Don.

Crombie Lodge is situated within Campus 3

### DESCRIPTION

Crombie Lodge is a single storey linked development with a common reception area, meeting facilities and kitchen area, in addition, each unit has separate access directly to the unit.

The subjects benefit from roller shutter access and accordingly can be utilised for both office and storage purposes.

Internally, the space has a painted concrete floor, the walls are plaster and painted and a suspended ceiling is installed incorporating recessed lighting. Heating is provided by a gas fired central heating system.



**ACCOMMODATION**

The subjects provide the following accommodation:-

<b>ACCOMMODATION</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Ground Floor	176.83	1,903

The above floor area has been calculated on a Gross Internal Floor Area in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

**ADDITIONAL ACCOMMODATION**

Additional office or storage space can be made available should it be required.

**RENTAL**

Upon Application.

**LEASE TERMS**

The accommodation is currently held on a Full Repairing and Insuring lease by way of service charge and subject to a Schedule of Condition expiring 15<sup>th</sup> January 2025.

It is our client's intention to sub-let part of their lease.

**RATEABLE VALUE**

The subjects are currently contained within a larger entry and will require to be reassessed upon occupation, further information will be available upon request.



**COMMON MEETING FACILITIES**



**SUITE 6**



**MAIN RECEPTION AREA**



**KITCHEN FACILITIES**

### ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of 'D'.

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

### LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

### SERVICE CHARGE

There shall be a service charge for the upkeep and maintenance of the common areas, further information available upon request.

### VAT

All rents, prices, premiums etc., are quoted exclusive of VAT

### ENTRY

Immediate entry is available



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

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