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

A Deliveries

T3HVR

CONTACT: Mark McQueen, <u>mark.mcqueen@shepherd.co.uk</u>, 01224 202800 www.shepherd.co.uk

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.

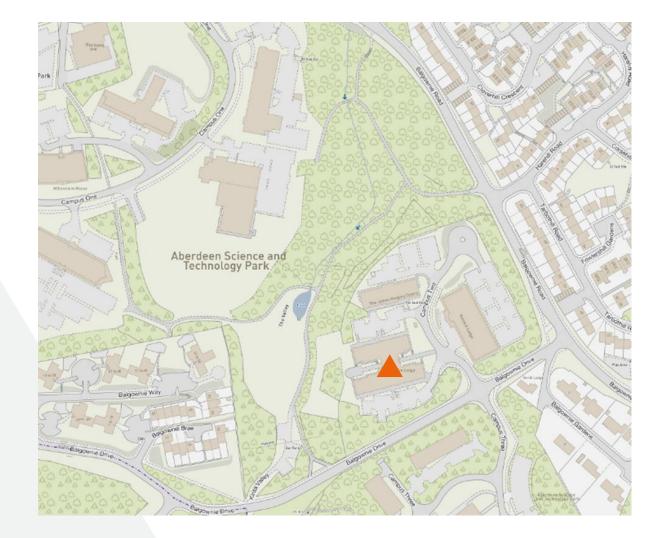
Crombie Lodge is situated within Campus 3

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:-

ACCOMMODATION	m ²	ft²
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 15th 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 Raring 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

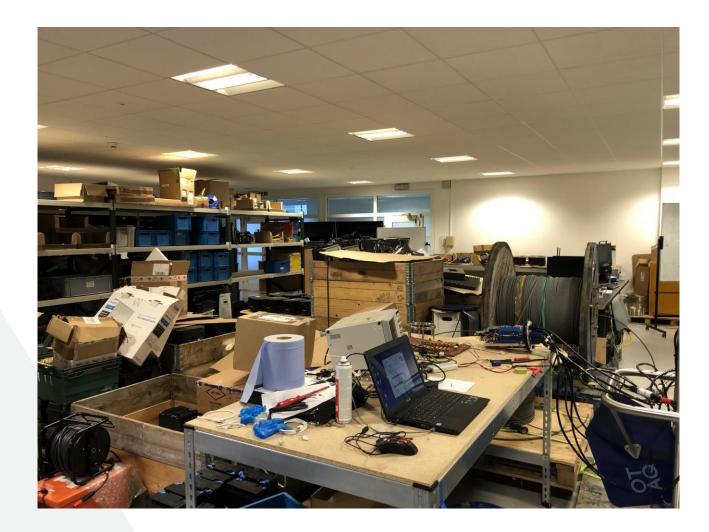
There shall be a service charge for the upkeep and maintenance of the common areas, further information available upon request.

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:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800 Mark McQueen, <u>mark.mcqueen@shepherd.co.uk</u>

www.shepherd.co.uk



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 stated. Prospective purchasers/lessees must satisfy themselves and entender of any transaction. We comply with the Money Laundering. Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MARCH 2022**