

Flexible  
Terms  
Available

# To Let Office with Adjoining Workshop Technology Centre

Units 5-7, Claymore Drive, Bridge of Don  
Aberdeen AB23 8GD

Refurbished office suite with generous  
car parking. Optional adjoining warehouse  
unit available.

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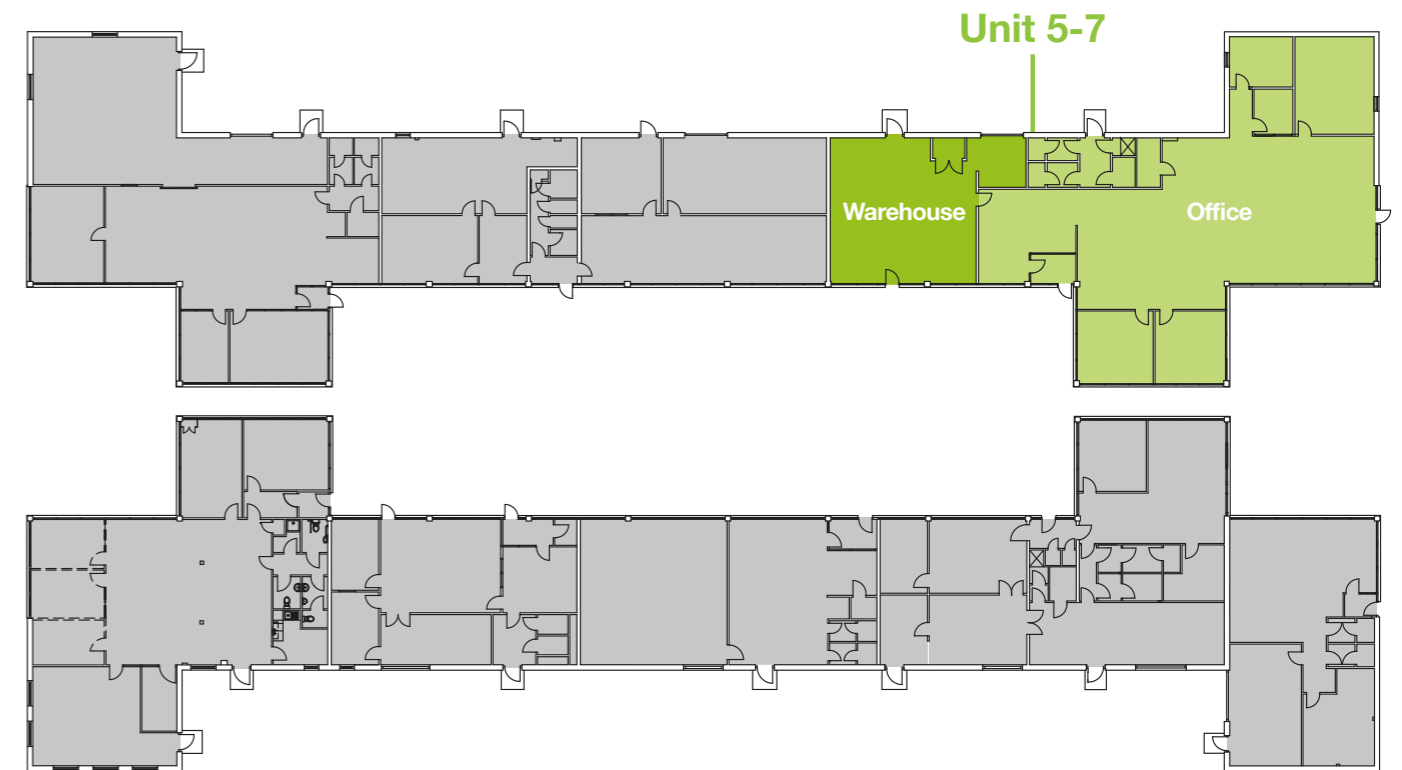


Refurbished



## Floor Plan

Ground Floor ■ Office/Warehouse available to let



### Lease Terms

The office and workshop space are available to lease on Full Repairing and Insuring Terms for a duration to be agreed.

### Service Charge

A service charge will be applicable for the maintenance and upkeep of the office and Park.

### Legal Costs

Each party to bear their own legal costs arising from the transaction.

### Rateable Value

Units 5-7: £47,750.

### Entry

The office/workshop are available for immediate occupation, subject to conclusion of missives.

### EPC

The property has an Energy Performance Rating of E. A copy of the certificate is available upon request.

### Rent

On application.

## Location & Description

Located in Aberdeen Energy Park, the Technology Centre provides a hybrid offering of modern office suites and workshop/lab/storage space. The suite available consists of an open plan office with partitioned meeting rooms/private space. There are also staff welfare facilities provided, including toilets, tea prep and a shower. The adjoining warehouse is in a shell configuration and can be used as storage or converted to lab space. Vehicular access is provided to the workshop via a roller shutter door. The whole premises has been extensively refurbished throughout.

## Accommodation

Office	288.61 sq m/3,732 sq ft
Warehouse	87.85 sq m/849 sq ft

## Amenities

- Cycle Parking
- Showers
- Grub Café
- Access to super fast fibre broadband via third party





## Viewing & Further Information

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# Ryden

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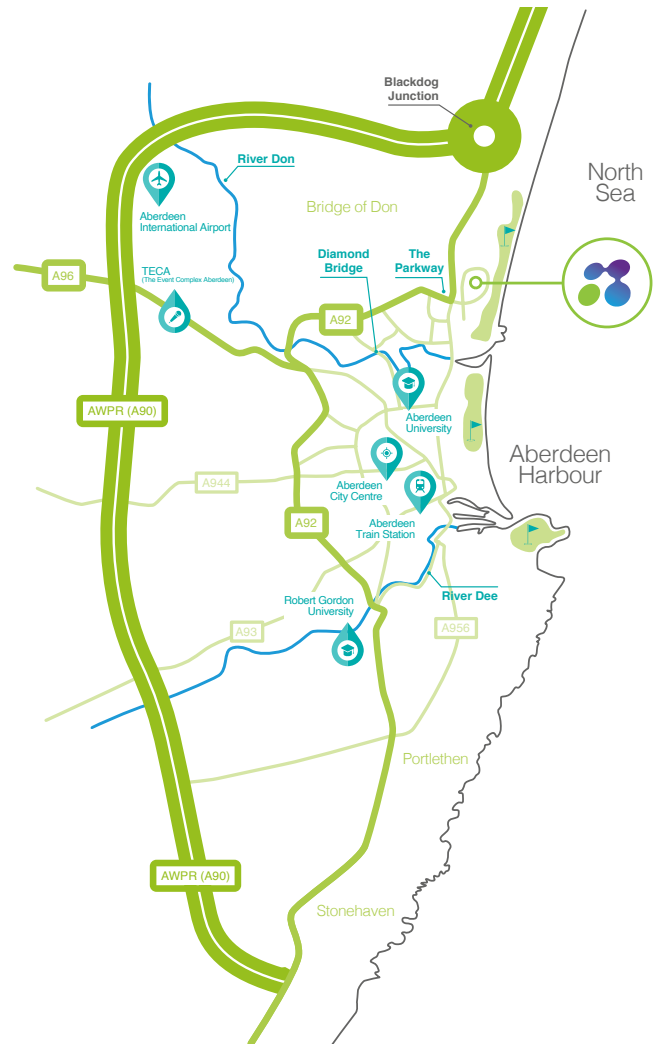
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