

To Let

Prominent workshop and office facility with yard

Claymore Drive, Aberdeen Energy Park, Bridge of Don, Aberdeen AB23 8GD

- ◆ Well-appointed workshop and office extending to 2,806 sq.m (30,201 sq.ft) approx.
- ◆ Extensive secure concrete yard 1,212 sq.m (1,450 sq.yds) or thereby
- ◆ Workshop 1,602 sq.m (17,242 sq.ft) approx.
- ◆ Offices 1,204 sq.m (12,959sq.ft) approx.
- ◆ Workshop eaves height of 7.3 m approx.



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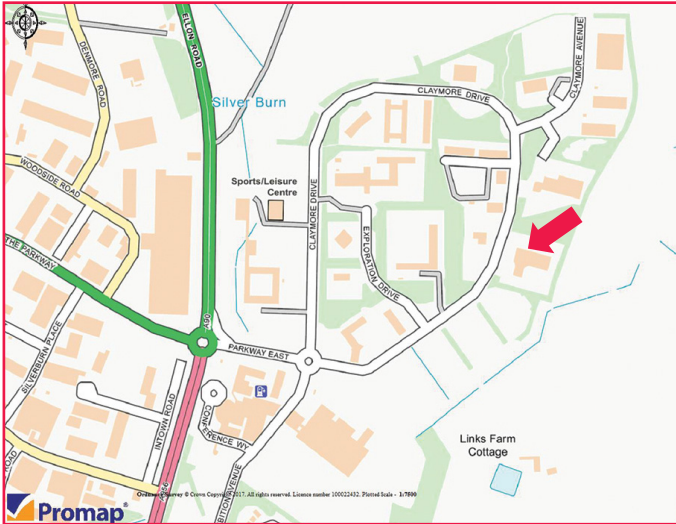


Location

The subjects occupy a prominent location within Aberdeen Energy Park, an established and attractive Business Park situated in the Bridge of Don area, approximately two miles to the North of the city centre.

The property benefits from close proximity to the Aberdeen Western Peripheral Route (AWPR) Blackdog Junction, providing excellent access to all parts of the city.

Nearby occupiers include Aberdeen Chamber of Commerce, Global Energy, Rubberatkins and Weatherford.



Description

The property comprises a two storey office complex to the front with high specification workshop to the rear with separate access points offering secure car parking and yard.

The offices provide a mixture of cellular and open plan accommodation with raised access floors throughout and partial air conditioning in private meeting rooms and board rooms. The offices have a feature reception and a central core of staff facilities providing kitchens on both levels, ample WC's, locker rooms, shower rooms and staff gymnasium.

The workshop to the rear of the offices benefits from an internal eaves height of 7.3 metres, two overhead cranes and four electric roller doors. The workshop provides direct access onto the rear yard which is laid in concrete.

Accommodation

The measured gross internal floor areas of the property as are follows:-

Description	Sq.m	Sq.ft
Main Offices	1060.68	11,419
Staff Facilities	143.07	1,540
Workshop	1601.84	17,242
Total	2805.59	30,201

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

We have also calculated the useable yard area to extend to 1,212 sq.m (1,450 sq.yards) approx. surfaced in concrete.

Lease Terms

Our clients are seeking to assign their unexpired lease which is held on full repairing and insuring terms and subsists until 24th August 2026.

The lease incorporates a Tenants Break Option as at 24th August 2024, upon serving a minimum 12 months prior written notice.

The current passing rent is £366,000 per annum. There is a three yearly rent review pattern, with the rent reviewed to Open Market Value or 2% compounded annually, whichever is the greater. The next rent review is 24th August 2023. Alternatively, our client would also be prepared to consider a shorter term sub-lease, for a period to be agreed.

Rateable Value

The subjects are currently entered in the Valuation Roll as follows:
- Rateable Value £217,000

The incoming occupier will have a right to appeal the above Rateable Value.

Energy Performance Certificate

The subjects have an EPC Rating of E. Full documentation is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and Registration Dues, as applicable.

VAT

All prices quoted in the Schedule are exclusive of VAT.

Viewing and Offers

To arrange a viewing or for further information please contact the sole letting agents, to whom all offers should be submitted in Scottish Legal Form.

Contacts

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[Particulars dated October 2020. Photographs dated October 2017.]

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