

# SILVERBURN CRESCENT

Bridge of Don, Aberdeen, AB23 8EW

**TO LET**  
**INDUSTRIAL BUILDING**



## KEY HIGHLIGHTS

- Modern detached industrial buildings
- Extending from 531 Sq. m (5,739 Sq. ft) to 1345.4 Sq. m (14,482 Sq. ft)
- Available immediately by way of sub-lease or assignation
- 1T Crane in situ
- Secure yard area extending to 529 Sq. m (5,694 Sq. ft)
- Available as a whole or Individually

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## LOCATION

The subjects are located approx. 3 miles north of Aberdeen City Centre on Silverburn Crescent within Bridge of Don Industrial estate. The property is located in close proximity to the new A90 the A92 which provides excellent transport links to the north, west and south of the city. Aberdeen International Airport and Aberdeen harbour are also easily accessible.

## DESCRIPTION

The site comprises two detached industrial buildings of steel portal frame construction with concrete floors and profile metal wall and roof cladding.

Building 1 provides workshop space and two storey offices at ground and first floor level. The workshop features two electric roller-shutter doors, an eaves height of approx. 5.5m, LED lighting and two roof mounted gas blowers. This unit also benefits from a 1T crane.

The office provides a mixture of open plan and cellular accommodation benefitting from painted plasterboard walls, suspended ceilings, gas central heating, LED lighting and carpet tiles throughout. A staff break out area and toilet facilities are also provided at ground floor level.

Building 2 provides workshop space with office and welfare accommodation located at either end of the building at ground floor level. The workshop features two electric roller-shutter doors, an eaves height of approx. 5m, LED lighting and a floor mounted gas blower. There is also a timber mezzanine level which is accessed via a steel staircase.

Externally there is a secure yard surfaced in a mixture of tarmac and concrete. There is also dedicated parking.

## RATEABLE VALUE

The premises are valued into the valuation roll with a rateable value of £101,000, effective as of 1st April 2023.

## LEASE TERMS

The premises is currently held on a lease until 31st December 2024 at the passing rent of £155,517 per annum.

It would be our clients intentions to sub-lease or assign the head lease to any interested party.

There may be an opportunity to agree a longer lease direct with the landlord.

## VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

## EPC

Building 1 has an EPC rating of D+  
Building 2 has an EPC rating of D

## FLOOR AREAS

The premises have been measured in accordance with the RICS Code of measuring practice (Sixth Edition). The approximate gross internal areas are as follows:

	AREA (SQ. M)	AREA (SQ. FT)
<b>Building 1</b>		
Workshop	524.25	5,643
Ground Floor Office	112.24	1,208
First Floor Office	175.83	1,892
<b>Total</b>	<b>864</b>	<b>8,743</b>
<b>Building 2</b>		
Workshop	275.46	2,965
Office	83.16	895
Office under Mezz	81.42	876
Mezz	93.16	1,003
<b>Total</b>	<b>531</b>	<b>5,739</b>
<b>Total</b>		
Workshop	800	8,608
Office	453	4,871
Mezz	93	1,003
<b>Total (Both Buildings)</b>	<b>1,395</b>	<b>14,482</b>
<b>Yard</b>		
Concrete Yard	220.46	2,373
Tarmac Yard	1,234.16	13,284

## LEGAL COSTS

Each party will bear responsibility for their own legal costs in respect of this transaction. The tenant will be responsible for the payment of any LBTT and registration dues, if applicable.

## ENTRY

Upon conclusion of legal formalities.

## VIEWINGS & OFFERS

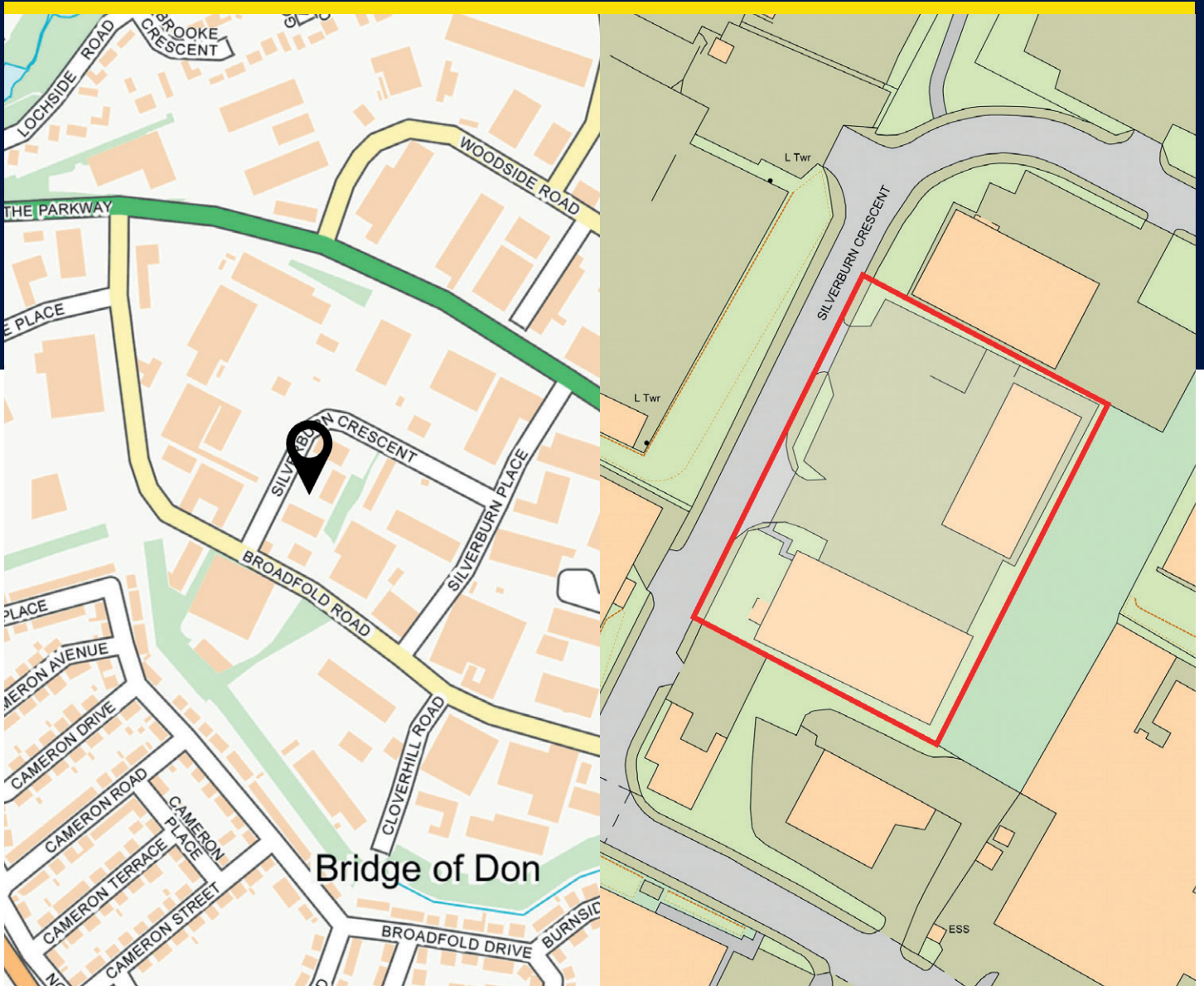
Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.



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