

TO LET / FOR SALE
GRADE A OFFICE SPACE WITH PARKING

DBH

DEE BRIDGE HOUSE
BRIDGE OF DEE / ABERDEEN / AB12 5TX



PROMINENT LOCATION

876.5 sqm (9,435 sqft)

DBH

AN AWARD WINNING
OFFICE DEVELOPMENT
PROVIDING GRADE A
OPEN PLAN OFFICE
ACCOMODATION OF
THE HIGHEST QUALITY



DEE BRIDGE HOUSE
BRIDGE OF DEE / ABERDEEN / AB12 5TX

DBH

LOCATION

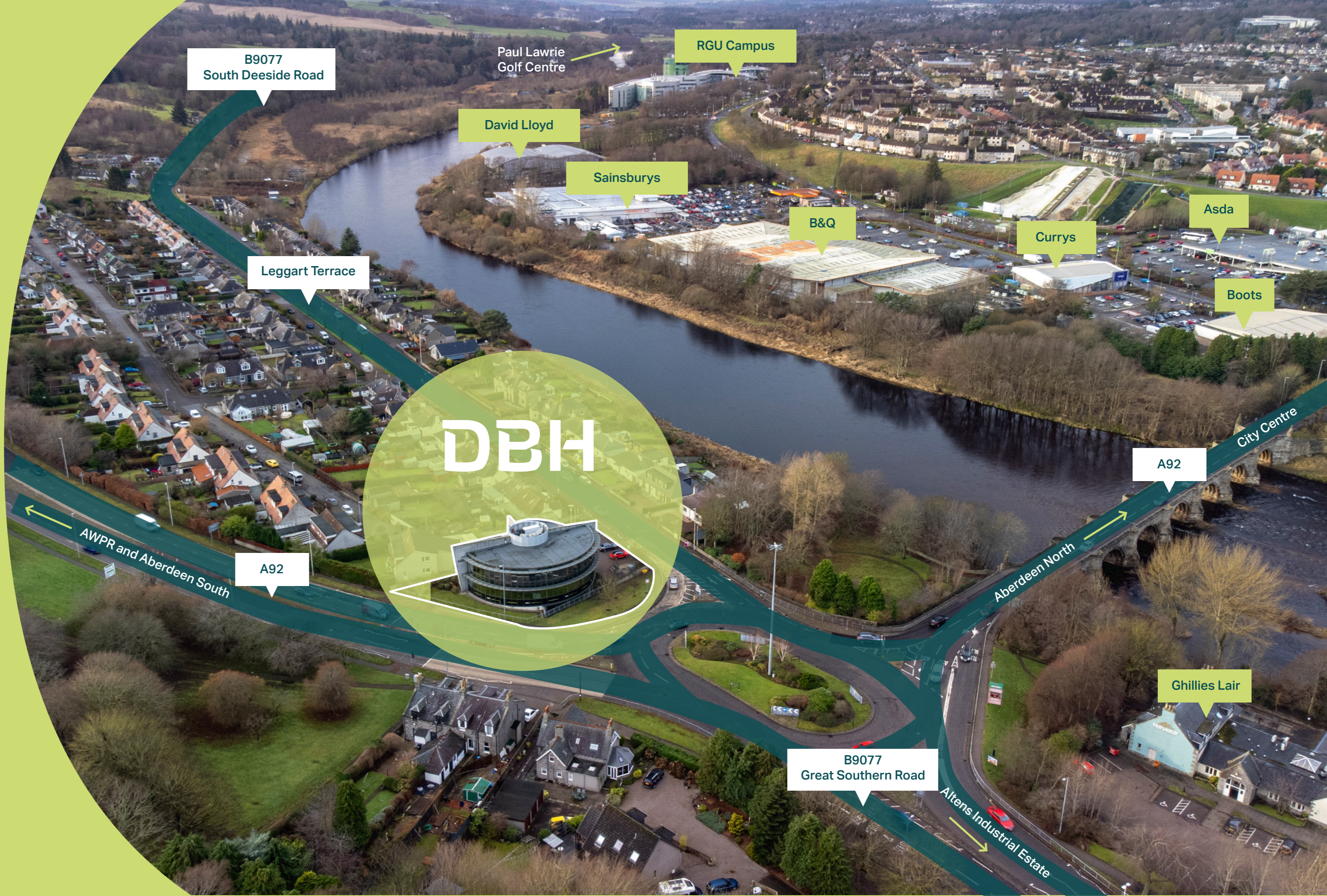
DEEBRIDGE HOUSE OCCUPIES A UNIQUE LOCATION AT THE SOUTHERN GATEWAY TO ABERDEEN.

Situated at the Bridge of Dee roundabout, Deebridge House offers unrivalled profile and easy accessibility to all parts of the city and trunk road network. The location offers rapid access to many of the nearby Business and Industrial Parks and yet within striking distance of City Centre. The exact location is shown on the plan which has been provided for indicative purposes only.

DRIVE TIMES

City Centre	3 miles.....	(5 min drive)
Paul Lawrie Golf Centre.....	2 miles.....	(5 min drive)
David Lloyd Leisure.....	0.5 miles.....	(2 min drive)
Garthdee Retail Park	750 m	(2 min drive)
Altens Industrial Estate.....	1.5 miles.....	(3 min drive)
RGU Campus	1 mile	(5 min drive)

DEE BRIDGE HOUSE
BRIDGE OF DEE / ABERDEEN / AB12 5TX





DBH

PROVIDING GRADE A
ACCOMMODATION OVER THREE FLOORS
WITH UNPRECEDENTED VIEWS

DBH

DESCRIPTION

Grade A open plan office accommodation over three floors with existing fit-out.
Offering a plug and play opportunity

THE ACCOMMODATION BENEFITS FROM THE FOLLOWING SPECIFICATION:



Metal raised access floors with carpet tiles



Comfort cooling throughout



Unique circular floor plates (existing fit-out in place)



LG7 light fittings



Passenger lift



DDA compliant



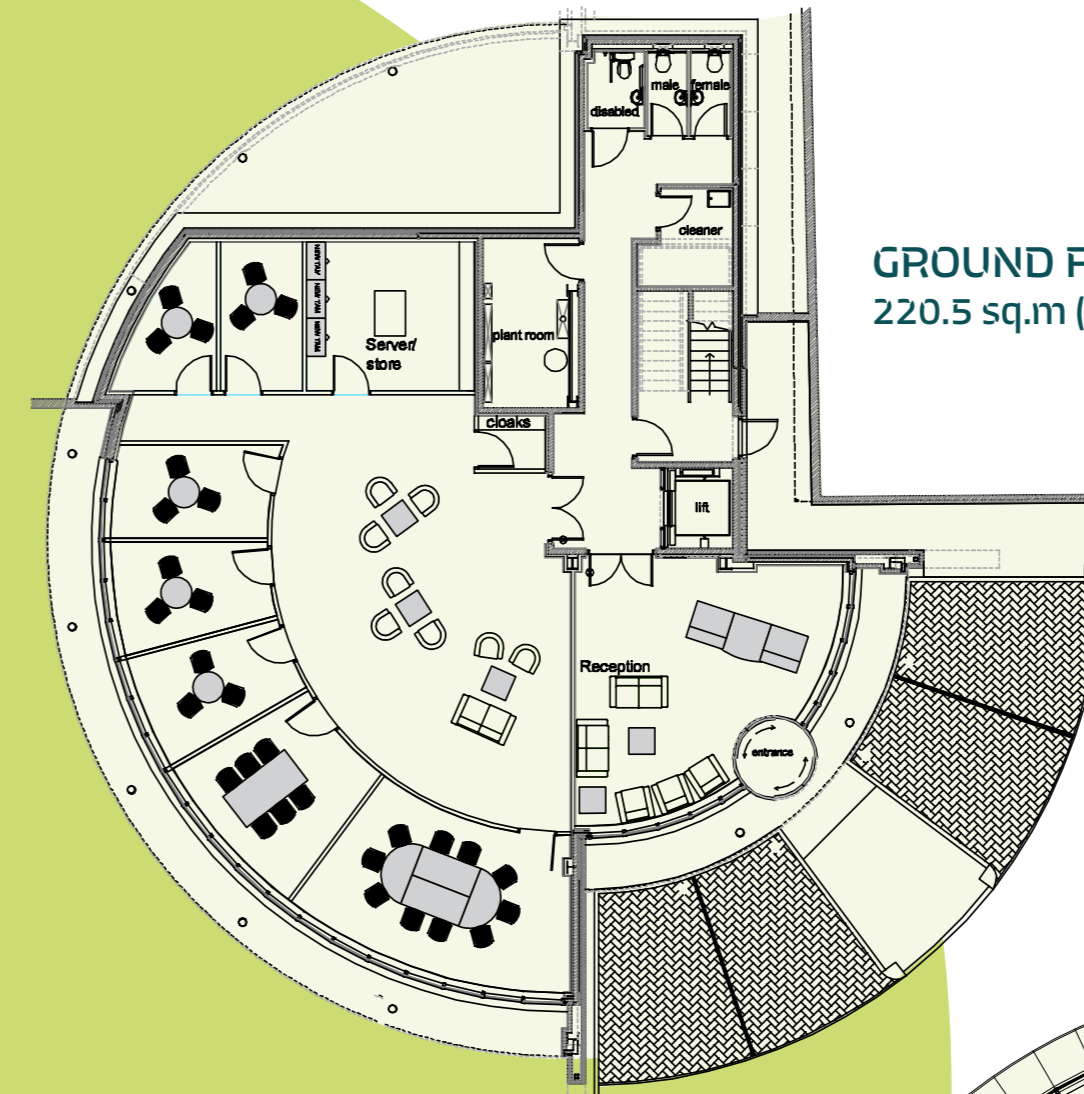
Low noise environment



20 parking spaces (1: 472 sqft)



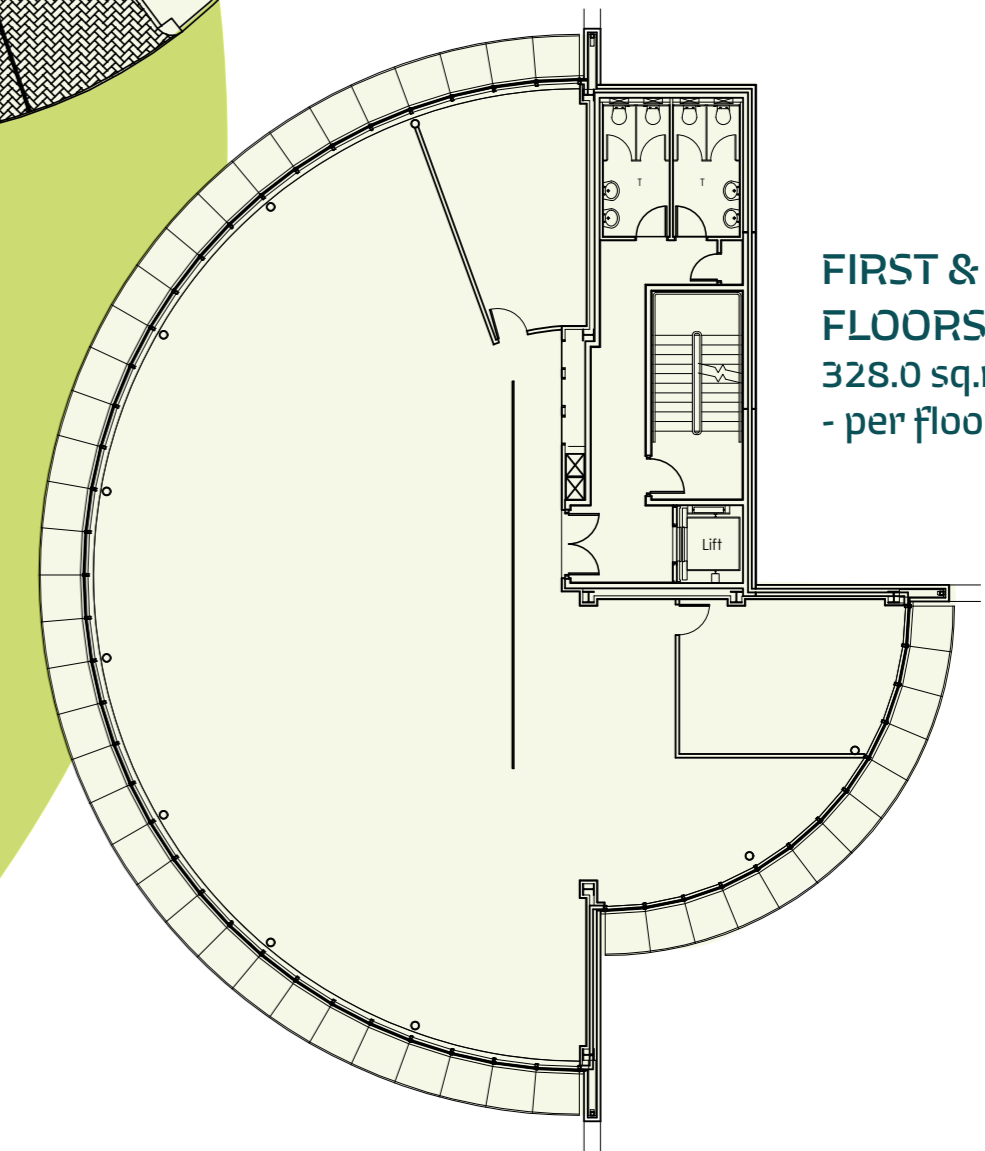
Excellent ESG credentials



GROUND FLOOR
220.5 sq.m (2,373 sq.ft)

Schedule of floor areas: (Measured in accordance with the RICS Code of Measuring Practice 6th Ed.)

Ground Floor	220.5 sqm	2,373 sqft
First Floor	328.0 sqm	3,531 sqft
Second Floor	328.0 sqm	3,531 sqft
TOTAL	876.5 sqm	9,435 sqft



FIRST & SECOND FLOORS
328.0 sq.m (3,531 sq.ft)
- per floor

SETTING THE STANDARDS FOR SUSTAINABILITY - EPC A CERTIFIED OFFICES



DBH

Unparalleled
Quality,
Unmatched
Performance:
Welcome to
Grade A Office
Innovation

LEASE TERMS

The building is offered on a Full Repairing and Insuring basis on flexible terms.

RENT / PRICE

£165,113 per annum exc VAT. (£17.50 sqft).
The property is also available for sale - POA.

ENERGY PERFORMANCE CERTIFICATE

A13. A copy of the Energy Performance Certificate is available upon request.

RATEABLE VALUE

The building has a combined rateable value of £117,250.

The current split is:

Ground and first floors: £72,000

Second floor: £45,250

Any incoming party would have the ability to appeal the Rateable Value.

VAT

VAT will be payable in addition to all monies due under the lease.

ALTERNATIVE USE

The property may lend itself for alternative uses. Currently, the property benefits from Class 4 Business Use in terms of the Town and Country Planning (General Permitted Development and Use Classes) (Scotland) Miscellaneous Amendment Order 2023. The property is located in a Residential (H1) zone in terms of the Aberdeen City Local Development plan 2023.

LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the transaction. The sub-tenant will be responsible for any LBTT and Registration dues.

ANTI-MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors, and landlords and tenants for leases with rents in excess of £100,000 p.a. Accordingly, a successful bidder or occupier will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.



VIEWING

Strictly through the sole agent.



Graeme Nisbet

T. 01224 597532

E. graeme.nisbet@fgburnett.co.uk

Hollie Stevenson

T. 01224 597533

E. hollie.stevenson@fgburnett.co.uk