



TO LET

The Bridge

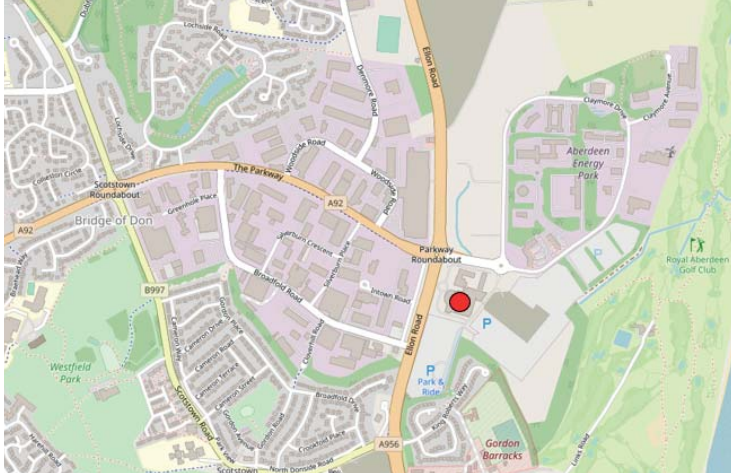
King's Way, Bridge of Don, Aberdeen, AB23 8AQ | 57.7 sq.m (621 sq.ft)

To request a viewing call us on 01224 572661

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GROUND FLOOR OFFICE SUITE

- PASSING RENT: £6,670 PA
- DDA COMPLIANT
- CAR PARKING



LOCATION

The property is located within the Bridge of Don approximately 3 miles north of Aberdeen City Centre. The property is accessed via the Ellon Road and benefits from roadside visibility.

The surrounding area is predominantly commercial in nature with ample amenities closeby including McDonald's and KFC. The property also lies in close proximity to Bridge of Don Retail Park, home to Marks & Spencer, Costa and Home Bargains.

The exact location is shown on the plan above.

DESCRIPTION

The suite is contained within the ground floor of an office building arranged over lower ground, ground and upper levels. The office suite is accessed via a secondary door located close to the main car park and benefits from lift access making the suite fully DDA compliant. The main building benefits from a coffee bar located at the main entrance with WCs located on all core levels.

The suite comprises an open plan area with carpet covered raised access flooring and suspended ceiling incorporating comfort cooling units.

RENT

The passing rent is £6,670 per annum, should the lease continue past the 3rd anniversary, the rent reduces to £3,100 per annum for the remaining term.

THE BRIDGE

KING'S WAY, BRIDGE OF DON, ABERDEEN, AB23 8AQ



RATEABLE VALUE The suite forms part of a larger entry in the Valuation Roll.

RATES DETAIL Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Further information can be found at www.saa.gov.uk

LEASE TERMS Our clients are seeking to sub-lease/assign their leasehold interest. The head lease expires 7th April 2027, with a tenant break option on 7th April 2025.

SERVICE CHARGE There is a service charge payable for common areas. Further information is available upon request.

EPC TBC.

VAT VAT will be payable at the standard rate.

LEGAL COSTS Each party will bear their own legal costs. The ingoing occupier will be responsible for any LBTT and Registration Dues.

FLOOR AREA The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas derived:-

Ground Floor	57.7 sq.m	621 sq.ft
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VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

LISA COWIE

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