



MIXED USE OPPORTUNITY

- > SUITABLE FOR BUSINESS, LEISURE AND RETAIL PURPOSES
- > AVAILABLE IN PART OR WHOLE
- > BESPOKE PROPOSALS AVAILABLE
- > SUBJECT TO GROUND LEASE

FOR SALE / TO LET

GREENHOLE PARK, GREENHOLE PLACE, ABERDEEN, AB23 8EU

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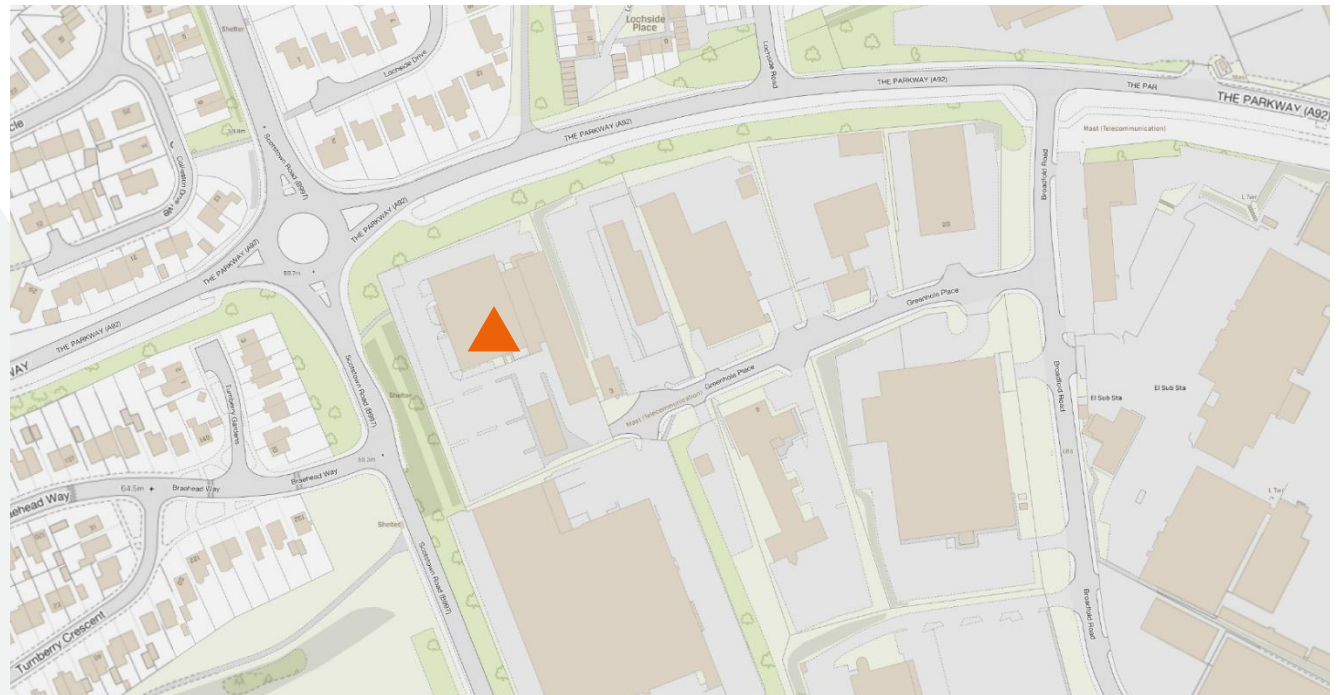
Prominent Location Suitable for a Variety of Uses

LOCATION

The subjects are located off Greenhole Place and occupy a prominent corner location fronting both the busy Parkway and Scotstown Road within the Bridge of Don area of Aberdeen.

In addition to the excellent profile onto the Parkway, the subjects benefit from immediate access to the road network to the city centre and to the north. The surrounding uses within the immediate location are a mix of uses to include industrial, office, leisure, restaurant and residential.

The subjects are therefore considered suitable for a range of uses given the prominent location with a mixed use area



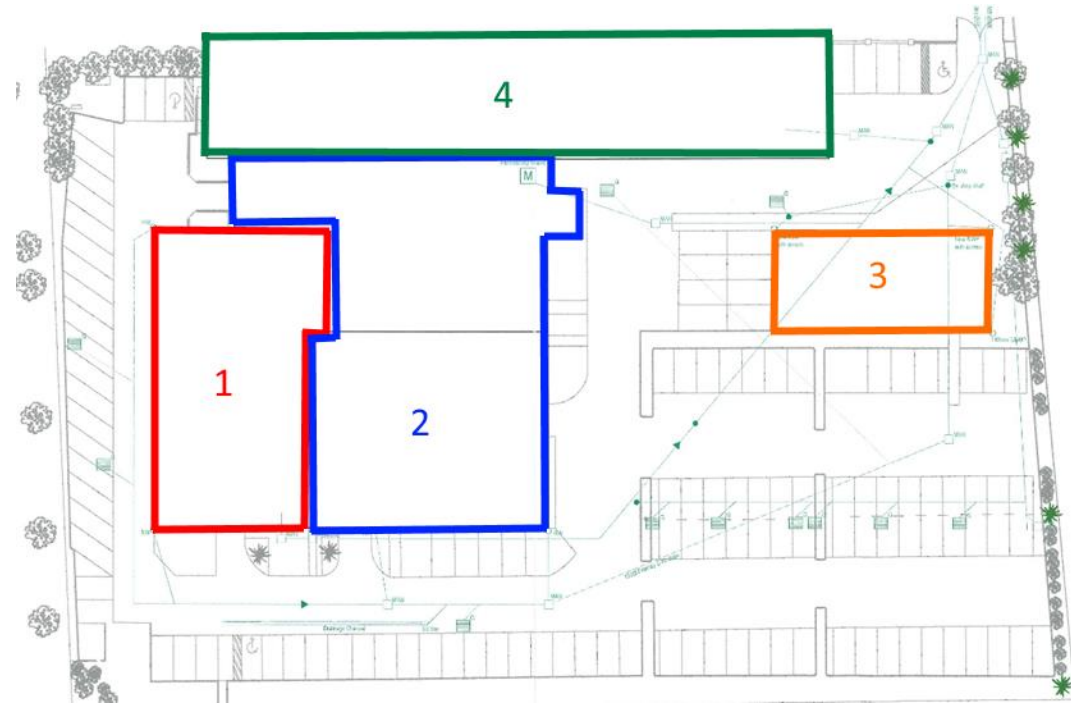
DESCRIPTION

The subject facility provides a number of different properties comprising of a former car showroom with forecourt, an office and warehouse facility and a warehouse unit.

The facility can be let in whole or in part and accordingly offers accommodation on a flexible basis to suit occupier's specific requirements.

The buildings are mainly of steel portal frame construction which have been clad externally and benefit from extensive glazing on the main elevations.

The warehouse and showroom units benefit from vehicular access doors.



ACCOMMODATION

	m ²	ft ²
Office/showroom – Unit 1	531.59	5,722
Office/warehouse – Unit 2	1,184.85	12,754
Showroom/warehouse – Unit 3	316.51	3,407
Office/labs – Unit 4	574.51	6,184
TOTAL	2,607.46	28,066

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition)

SITE AREA

The subjects extend to an overall site area of 0.76 hectares (1.88 acres)



POTENTIAL USES

Given the prominence of the location the premises are considered suitable for a variety of uses to include business space, soft play and other leisure uses, retail and restaurant, subject to the relevant consents.

BESPOKE PROPOSALS

Our client is willing to provide a bespoke offer to individual occupiers in respect of their use, fit out of the premises and assistance with any required planning consents.

RATING ASSESSMENT

The subjects currently have multiple entries within the Assessors Role and full detail is available upon request.

There will be the ability for an occupier to receive rates relief in parts of the subjects and full details will be available to interested parties.

PRICE

The subjects would be available on the basis of a sale, with the price upon application.

GROUND LEASE

The subjects are held on a ground lease with further information available upon request

ENERGY PERFORMANCE CERTIFICATE

The premises has the following EPC ratings

Unit	Rating
1	E
2	E+
3	G
4	G



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queen Road, Aberdeen, AB15 4ZN 01224 202800

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