

# UP TO 12 MONTHS RENT FREE

SUBJECT TO COVENANT & LEASE DURATION

## TO LET



### OFFICE PREMISES

Net Internal Area – 240.98 SQM  
(2,594 SQFT)

Car Parking to front of building

Suitable for alternative Uses  
subject to planning

Rental - £20,000 per annum

ON BEHALF OF:



PARK LANE ESTATES

VIRTUAL TOUR 

**UNIT 1AB, SILVERBURN CRESCENT, BRIDGE OF DON,  
ABERDEEN, AB23 8EW**

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# Location

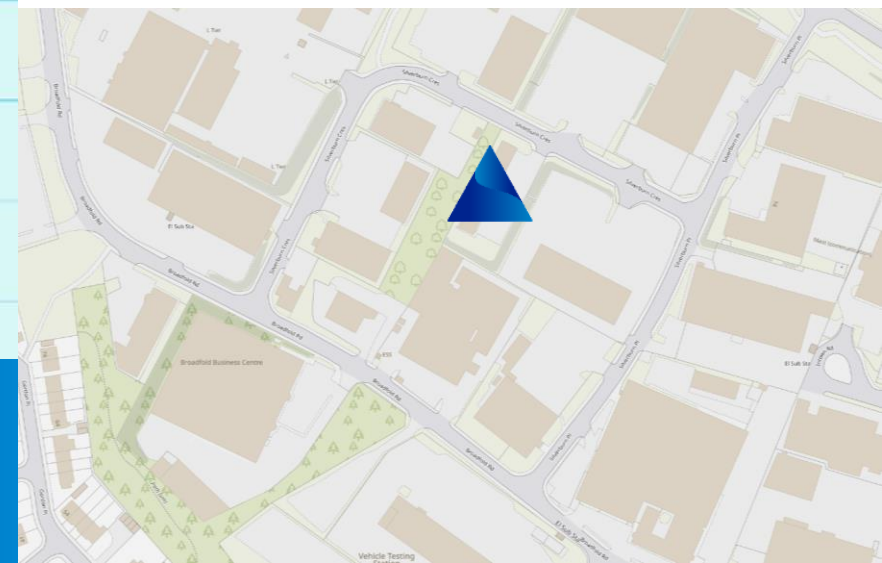
UNIT 1AB, SILVERBURN CRESCENT, BRIDGE OF DON OF DON, ABERDEEN, AB23 8EW



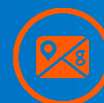
The subjects are located on the south side of Silverburn Crescent within the Bridge of Don Industrial Estate which can be found approx. 4 miles north of Aberdeen City Centre.

The estate benefits from being in close proximity to The Parkway (A92) and as a result has good connectivity with the North and South of the City as well as the City Centre.

Commercial occupiers within the area include Buildbase, SIG Distribution and Falcon Coaches.



## Office Premises



FIND ON GOOGLE MAPS



# Description

UNIT 1AB, SILVERBURN CRESCENT, BRIDGE OF DON, ABERDEEN, AB23 8EW



**The property comprises a two storey office of brick construction with a flat mineral felt roof over.**

Access to the property is via a pedestrian door which fronts the car park with the space laid out to provide cellular and private office accommodation, kitchen along with male and female toilets.

The flooring has primarily been overlaid in carpet with painted walls which feature wall mounted pressed steel radiators. Artificial lighting is provided by fluorescent strip and CAT2 fittings with natural light being provided by PVC double glazed windows.

The male and female WC's are located at ground floor with the kitchen being located at first floor.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	111.36	1,199
<b>First Floor</b>	129.62	1,395
<b>TOTAL</b>	<b>240.98</b>	<b>2,594</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



# The Detail

UNIT 1AB, SILVERBURN CRESCENT, BRIDGE  
OF DON, ABERDEEN, AB23 8EW

## Rental

£20,000 per annum, exclusive.

## Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## Entry

Immediately upon completion of legal formalities.

## Services

Mains electricity, water and drainage are installed.

## Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £25,500pa.

An incoming occupier would have the opportunity to appeal the Rateable Value.

## Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis.

## Energy Performance Certificate

EPC available upon request.

## VAT

All figures quoted are exclusive of Value Added Tax.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## Get in Touch

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



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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