



TO LET

**PROMINENT
WAREHOUSE AND
OFFICE FACILITY
WITH YARD**

**GROSS INTERNAL AREA –
2,835.65 SQM (30,523 SQFT)**

**YARD – 1,730 SQM (18,622
SQFT)**

RENTAL - £325,000 PER ANNUM

7.35M EAVES HEIGHT

TWO OVERHEAD CRANES

VIRTUAL TOUR 

**CLAYMORE DRIVE, ABERDEEN ENERGY PARK, BRIDGE OF DON,
ABERDEEN, AB23 8GD**

CONTACT: James Morrison | james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

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BRIDGE OF DON, ABERDEEN, AB23 8GD



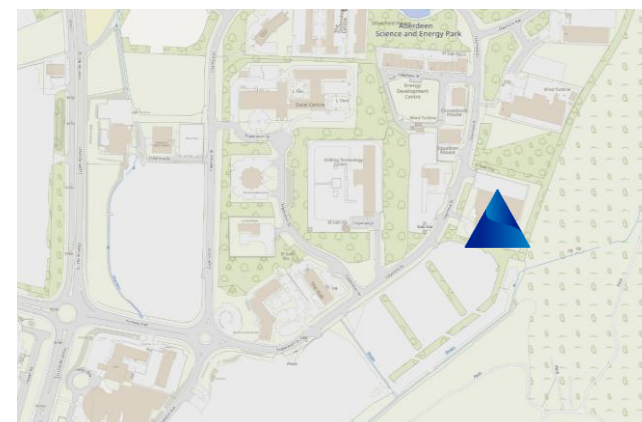
The property occupies a prominent location within the Aberdeen Energy Park on the east side of Claymore Drive, which is an established business location within the Bridge of Don area of Aberdeen.

The subjects are also in close proximity to the AWPR which provides rapid access to the north and south of the city.

Aberdeen is regarded as the energy capital of Europe and remains home to a number of global energy companies including BP, Shell and TotalEnergies.

The city will be enhanced by the Energy Transition Zone which has received funding of £26M from the Scottish Government and £27M from the UK Government, as well as £5M for Aberdeen's underwater technology centre plus £2M for the North Sea Transition Deal.

Commercial occupiers in the surrounding area include Weatherford, Rubberatkins and Hydro Group.



Prominent Warehouse and Office Facility with Yard

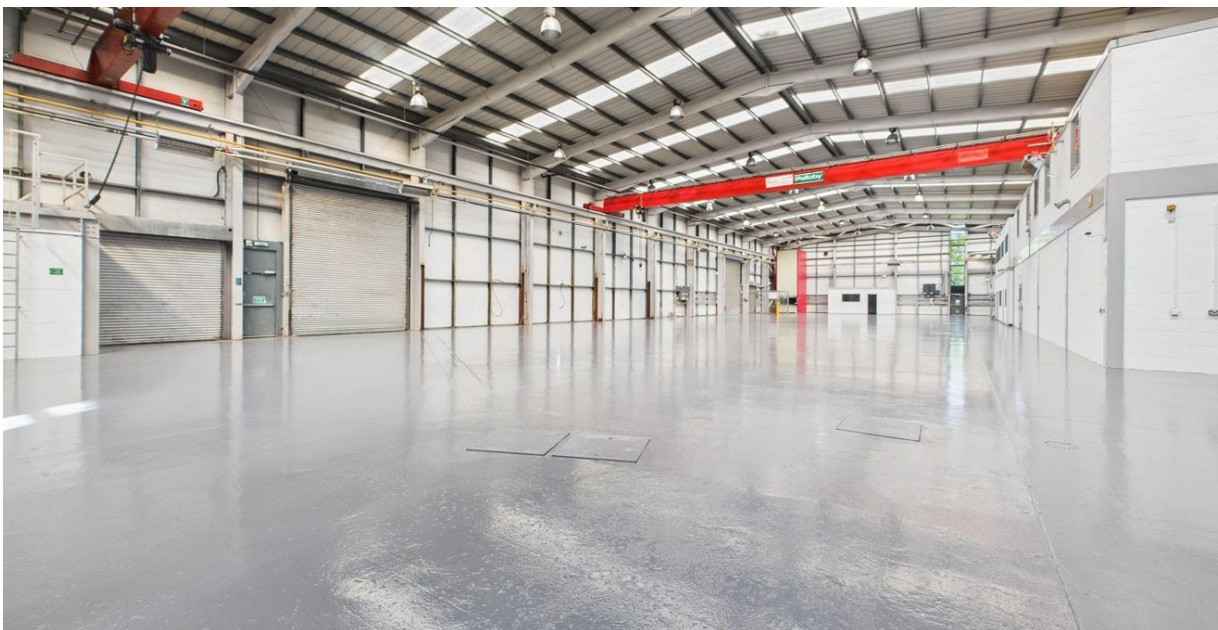


FIND ON GOOGLE MAPS



Description

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The property comprises of a detached industrial facility which is laid out to provide a two storey office at the front with associated car parking and a workshop and yard to the rear with separate access for each area.

The offices are laid out to provide a mixture of open plan and cellular accommodation with a feature reception and central core of staff facilities which includes kitchens, WC's and showers. The office areas benefit from raised access floor throughout with partial air conditioning in private meeting rooms and board rooms. The walls are a mixture of plasterboard and glazed partitioning with the ceilings being suspended incorporating LG7 lighting.

The workshop can be accessed via a number of pedestrian doors or roller shutter doors located at the rear of the property or via the offices. Internally the flooring is concrete with the walls and ceilings being to the inside face of the insulated cladding or blockwork.

The eaves height is 7.35M and there are two 3.2T over cranes along with a test area incorporating drainage. Two storey office workshops/staff areas have been installed within this area which can be removed if required by an ingoing tenant.

ACCOMMODATION	m ²	ft ²
Workshop	1524.15	16,406
Workshop offices/staff (GF & FF)	285.18	3,070
Offices GF	484.96	5,220
Office FF	541.36	5,827
TOTAL	2,835.65	30,523

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



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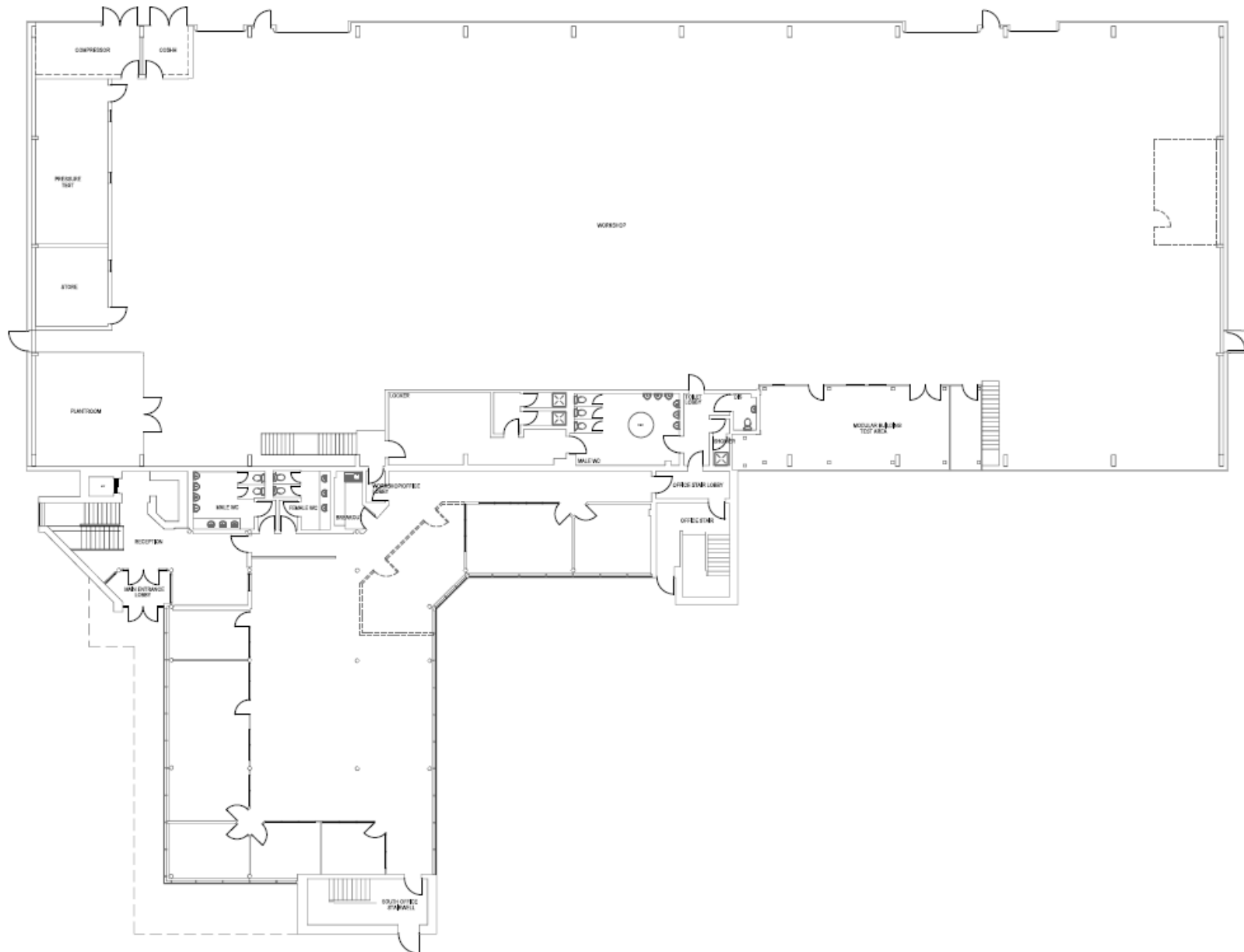
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Ground Floor Plan

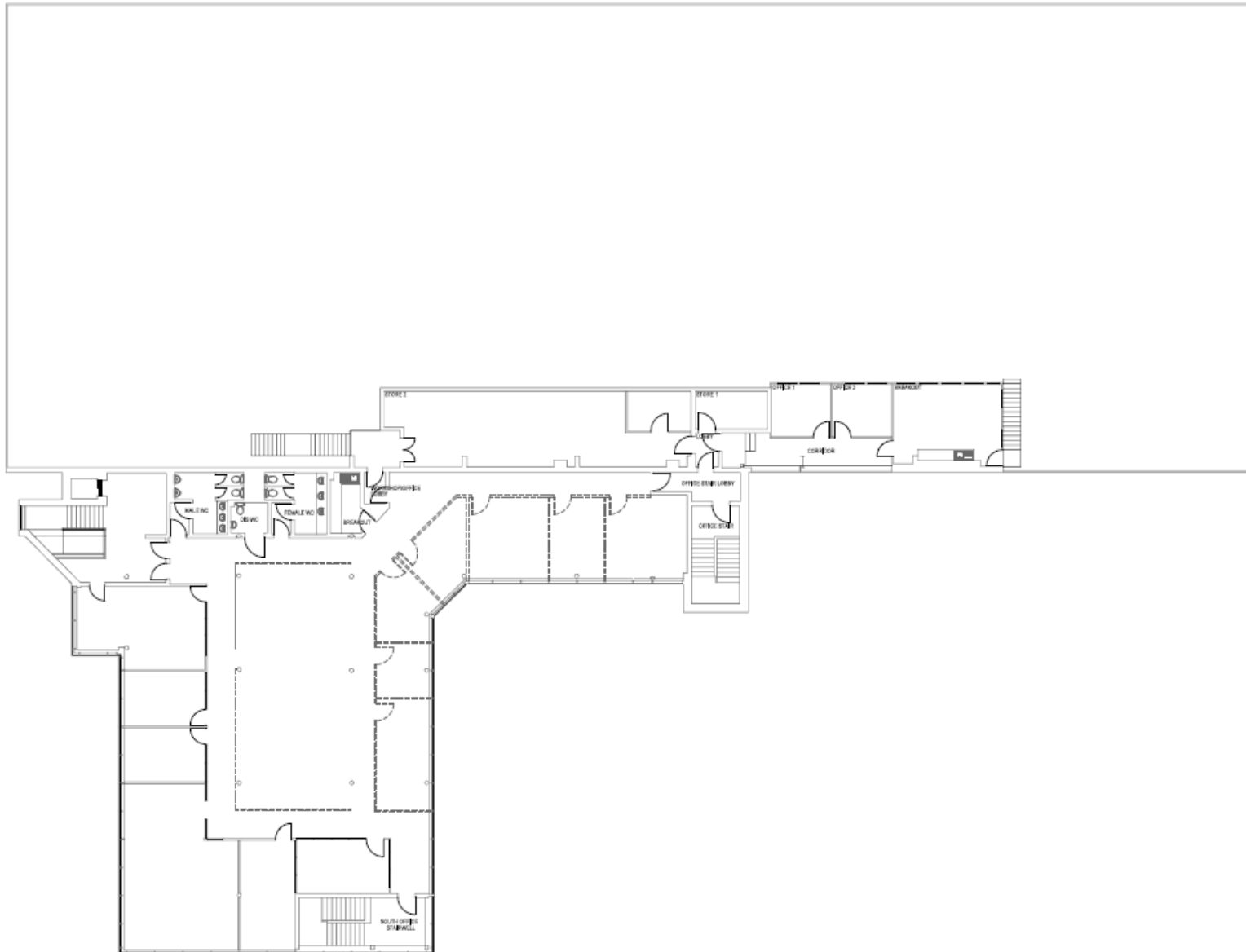
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First Floor Plan

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Yard

The subjects benefit from a 1,730 sqm (18,622 sqft) concrete secure yard.

Car Parking

The property benefits from 68 car parking spaces.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £217,000.

Lease Terms

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

Services

Mains electricity (3 phase), gas, water and drainage are installed.

Rental

£325,000 per annum, exclusive.

Energy Performance Certificate

An EPC is available upon request.

Entry

Immediately upon completion of legal formalities.

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.

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.



Get in Touch

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



James Morrison

james.morrison@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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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