



To Let / For Sale

The Parkway is a detached two storey office pavilion, sitting on a prominent site, which was been refurbished to a high standard in 2015.

- Fully refurbished in 2015
- Flexible lease terms available
- Superb car parking ratio
- Prominent, highly visible, position

The Parkway

Woodside Road, Bridge Of Don Industrial Estate,
Aberdeen, AB23 8EF

4,184 to 8,663 sq ft

388.71 to 804.82 sq m

Reference: #27417

The Parkway

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Description

The Parkway offers a detached office pavilion sitting on a prominent 0.59 acre site with ample on-site parking in a secure fenced environment.

Accommodation

The following accommodation is available:

Floor/Unit	Description	Size	Rent	Rates Payable	Service Charge	Availability
1st	1st Floor	4,184 sq ft	£12 per sq ft	£7.80 /sq ft	On application	Available
Ground	East Suite	2,413 sq ft	£12 per sq ft	£7.80 /sq ft	On application	Available
Ground	West Suite	1,791 sq ft	£12 per sq ft	£7.80 /sq ft	On application	Available
Ground	Reception	275 sq ft	£12 per sq ft	£7.80 /sq ft	On application	Available

Specification

The specification includes:

- Refurbished open plan offices
- Perimeter trunking
- Male and female

toilets on each floor

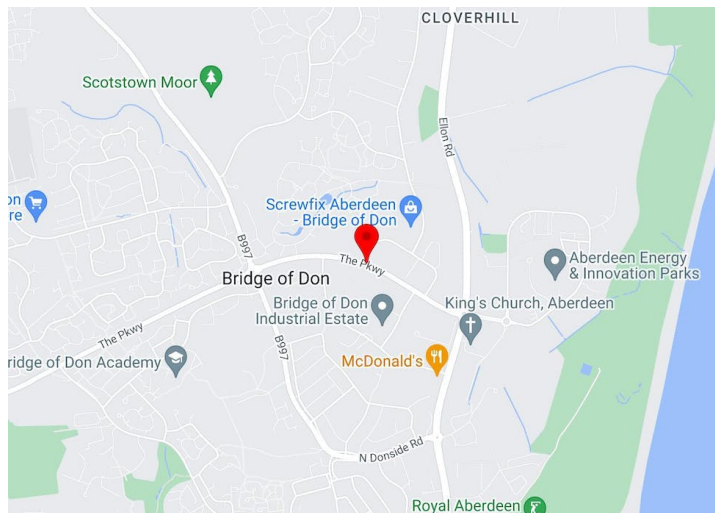
- Disabled toilet facilities
- Suspended ceiling including LG7 compliant lighting
- Air conditioning
- Double glazing throughout
- Separately metered on a floor by floor basis

Terms

The accommodation is available by way of a new lease on the whole or floor by floor or by way of a freehold sale.

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Location

The premises are located in Bridge of Don to the north side of Aberdeen in an established office and industrial location. More specifically the premises occupy a prominent corner position just off the A90 (The Parkway), which connects Bridge of Don to Dyce and the North West side of Aberdeen. The surrounding area offers a mix of industrial and office occupiers including companies such as Howden Joinery, Cosalt Offshore, Vetco Gray, Nor-Sea Foods, SIG, Norscot Truck & Van, Grays Timber, Saipem and Atlas Interactive

Viewings

Strictly by appointment through either of the joint agents.

Parking

34 on-site car parking spaces in a secure compound

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