

**VIDEO
TOUR**
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REFURBISHED INDUSTRIAL UNIT WITH OFFICES AND YARD

- > GROSS INTERNAL AREA –
630.48 SQM (6,786 SQFT)
- > YARD – 1,590
SQM (17,115 SQFT)
- > RENTAL - £75,000 PER
ANNUM
- > 3 ELECTRIC ROLLER SHUTTER
DOORS

TO LET/MAY SELL

UNIT 2, SILVERBURN CRESCENT, BRIDGE OF DON, ABERDEEN, AB23 8EW

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LOCATION

The subjects are located on the south side of Silverburn Crescent within the Bridge of Don Industrial Estate which is 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.

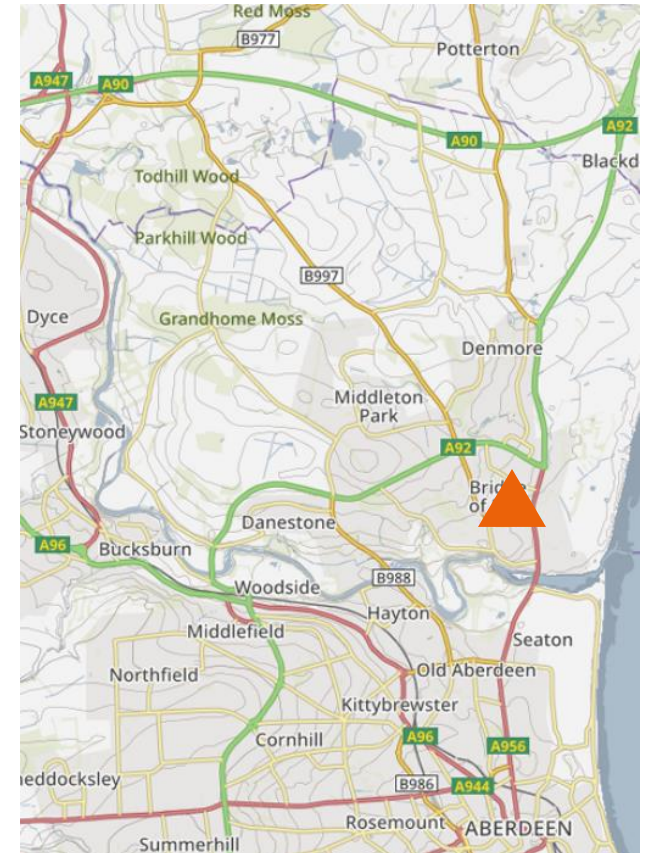
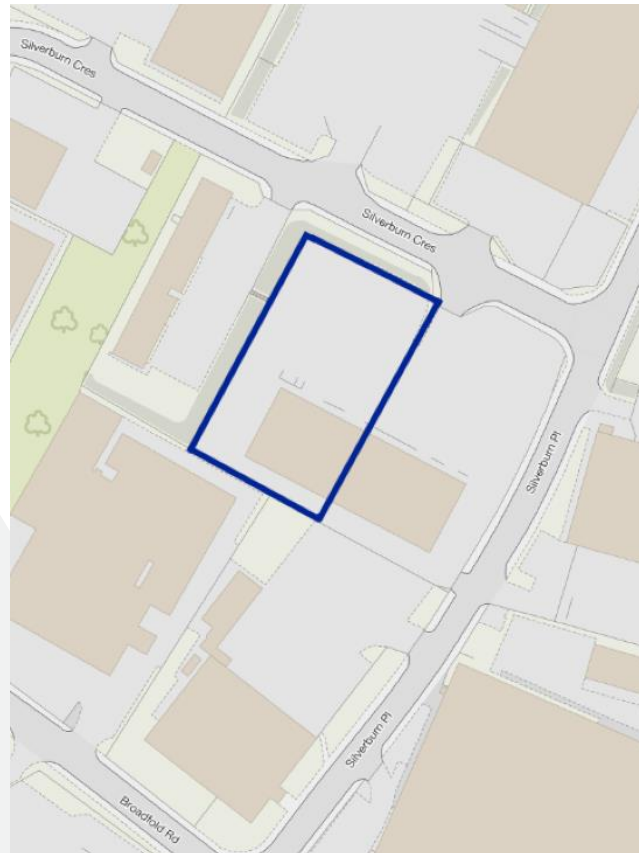
Commercial occupiers within the area include Buildbase, SIG Distribution First Tech Group, GS Hydro, Norse and Baker Hughes

DESCRIPTION

The property comprises a semi-detached industrial unit of steel portal frame construction with concrete block dado wall harled externally with a pitched roof over.

Internally, the property is laid out to provide warehouse and office accommodation with associated staff facilities. The warehouse benefits from two electric roller shutter doors at the front elevation and one electric roller shutter door at the rear. The flooring is concrete. Lighting is provided by LED fittings. Accessed via the warehouse or the main pedestrian entrance are two offices, male and female toilets and a kitchen.

The open plan office accommodation is located at first floor with the flooring being carpet tiles, suspended acoustic ceiling incorporating LED panels and painted plasterboard walls. A single WC is also located at first floor.



ACCOMMODATION

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
Warehouse	454.82	4,896
GF offices, kitchen & toilets	87.83	945
FF office	87.83	945
Total	630.48	6,786

YARD

The subjects benefit from a 1,590sqm (17,115sqft) yard laid in a mixture of tarmac and concrete. The yard has been measured using online mapping software.

RENTAL

£75,000 per annum, exclusive.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £51,000

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

ENTRY

Immediately upon completion of legal formalities.

LEASE TERMS

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

SERVICES

Mains electricity, gas, water and drainage are installed.

VAT

All figures quoted are exclusive of Value Added Tax

ENERGY PERFORMANCE CERTIFICATE

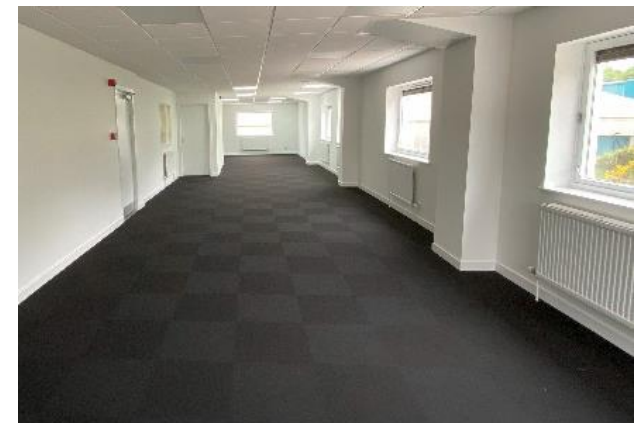
EPC available upon request.

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



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

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

James Morrison james.morrison@shepherd.co.uk | 01224 202 836

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