

MODERN OFFICE PAVILION

- > ARRANGED OVER TWO LEVELS
- > 11 DEDICATED PARKING SPACES
- > SIZE – 276.34 SQM (2,974 SQFT)
- > PRICE - £385,000
- > RENT - £38,500 PER ANNUM

FOR SALE/TO LET

117 GRANDHOLM DRIVE, ABERDEEN, AB22 8AE

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PROPERTY OVERVIEW

LOCATION

The subjects are located within the Grandholm area of the City to the southwest of Bridge of Don and approximately 4 miles north of Aberdeen City Centre. The location is accessed from Gordon Brae which in turn links to The Parkway and Ellon Road ensuring that the location is well connected to all parts of the City.

Grandholm comprises of a mixed-use location with a large residential offering being complimented by office and retail offerings.

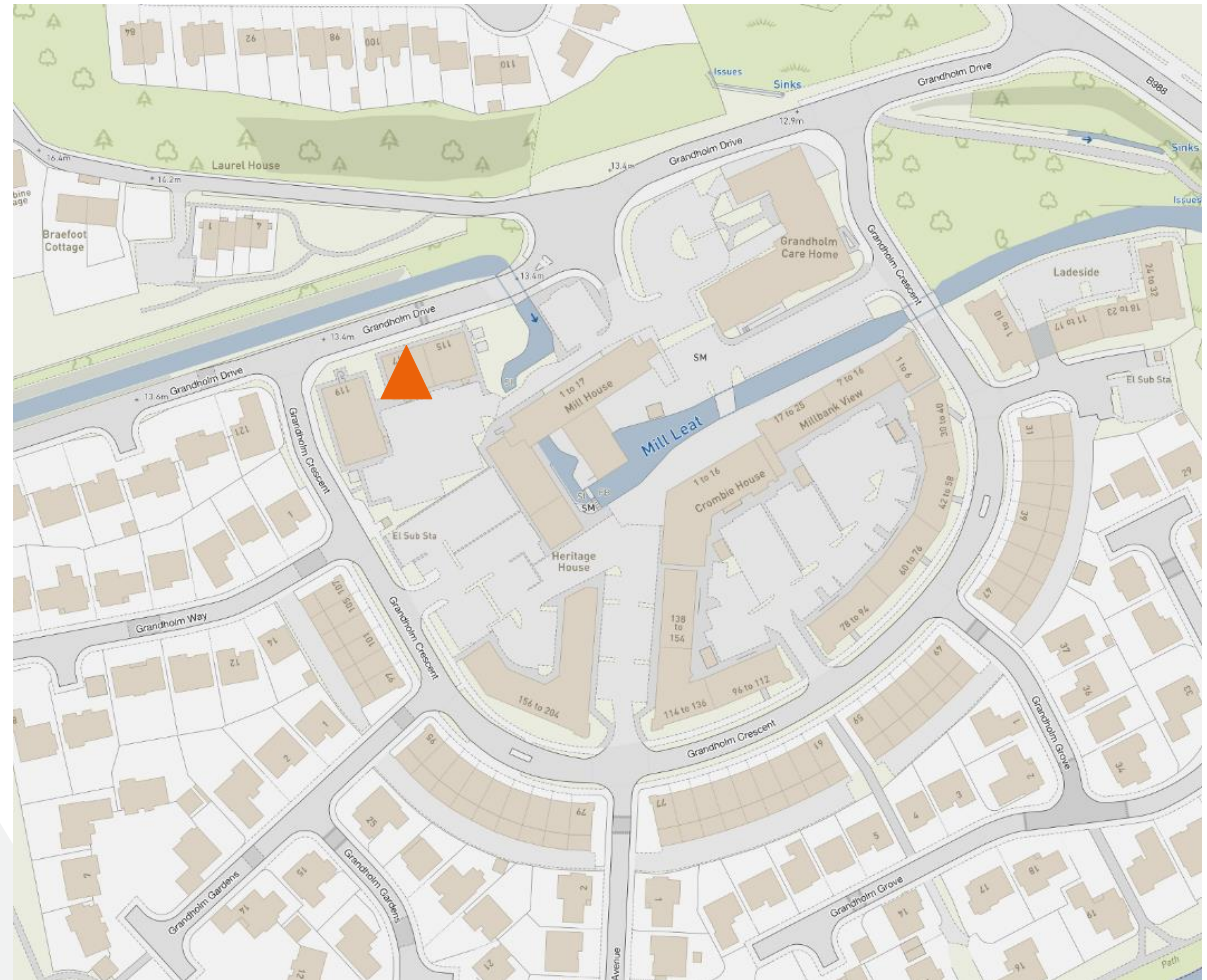
DESCRIPTION

The subjects comprise a modern two storey, semi-detached office premises with associated car parking. The building is of steel frame construction clad externally in brick work and painted render with a corner section of the building forming a full height glazed atrium. The roof over is of pitched profile metal sheeting.

Internally, the subjects are configured to provide partitioned office space at ground floor level with associated tea making facilities along with an open plan working areas at first floor level with kitchen accommodation. The office areas have been carpeted throughout with a suspended ceiling installed incorporating recessed fluorescent lighting and air conditioning cassettes. A lift is installed serving both floors along with w.c. facilities.

CAR PARKING

The premises benefit from 11 dedicated car parking spaces.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Ground Floor	130.07	1,475
First Floor	139.27	1,499
TOTAL	276.34	2,974

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

RENTAL

£38,500 per annum exclusive of VAT at the prevailing rate.

LEASE TERM

The subjects area available on the basis of a New Full Repairing and Insuring lease of negotiable duration.

PRICE

Offers over £385,000 exclusive of VAT are invited for our client’s interest in the subjects.

RATING

The subjects are currently entered into the Valuation roll as at 1st April 2023 as follows:

Office - £36,750

Car Parking - £2,700

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of ‘E’

Further information and a recommendation report is available to seriously interested parties on request

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the tenant being responsible for the cost of LBTT and Registration Dues.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
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