

## OFFICE SUITES

- > MODERN OPEN PLAN ACCOMMODATION
- > COMPETITIVE LEASE TERMS AVAILABLE
- > ACCESS TO ADDITIONAL FACILITIES
- > HIGH LEVELS OF PARKING AVAILABLE

THE BUILDING IS MAINLY OCCUPIED BY CHARITIES SUPPORTING COMMUNITIES

TO LET

**THE BRIDGE, KING'S WAY, BRIDGE OF DON, ABERDEEN, AB23 8AQ**

**CONTACT:** Mark McQueen [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)





## Modern Office Premises in Prominent Location

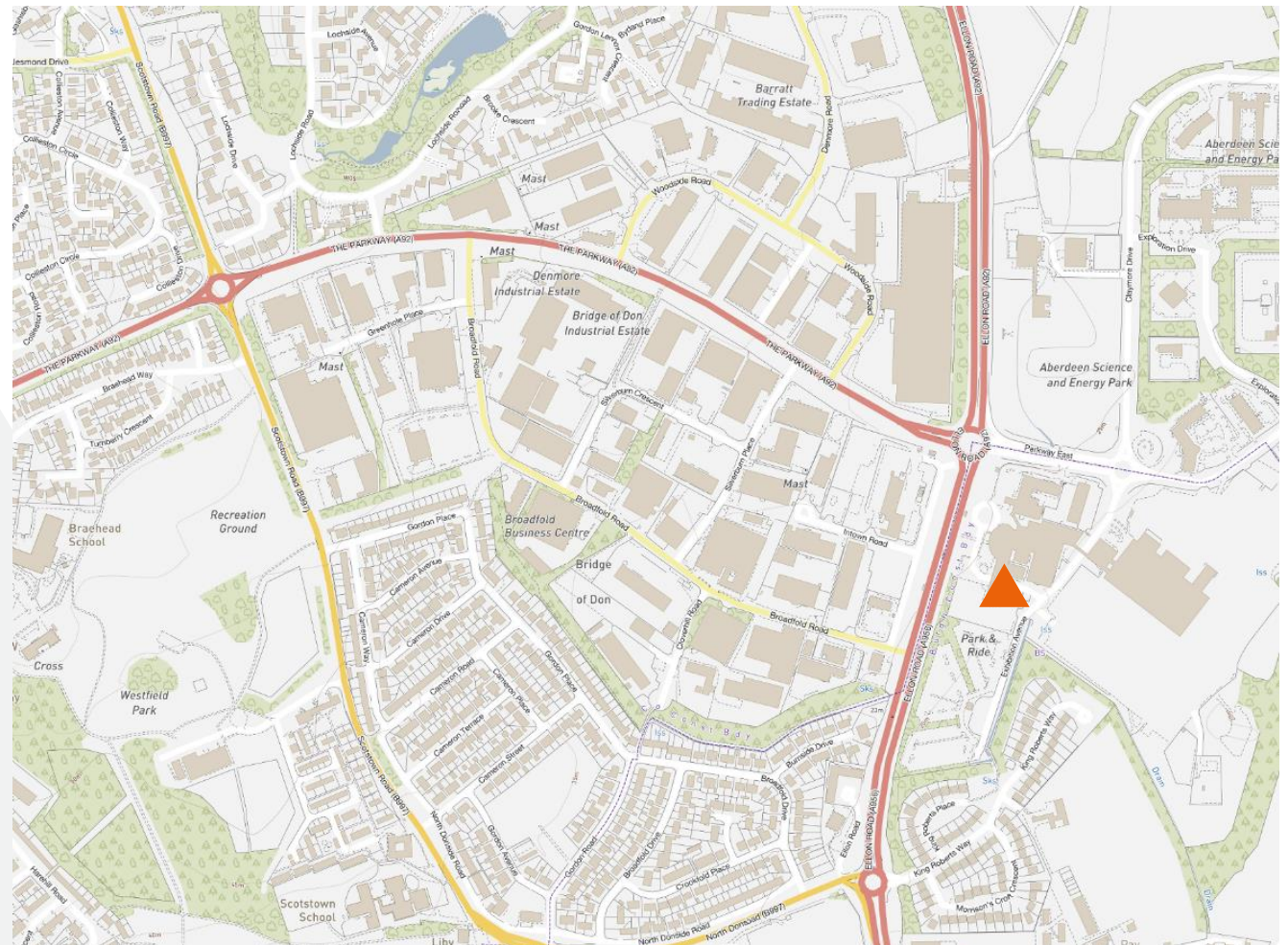
### LOCATION

This property is located within Bridge of Don approximately 3 miles north of Aberdeen City Centre and the harbour area. The premises are accessed via Ellon Road and benefit from visibility to the street. The area is predominately commercial in use although there are retail amenities nearby to include McDonalds, KFC, Marks and Spencer and Costa.

The location is also in close proximity to the northern end of the Aberdeen Western Peripheral Route (AWPR) and accordingly is easily accessible from all parts of the City.

### CAR PARKING

The accommodation benefit from a large car park and accordingly high levels of car parking can be offered Monday – Friday.



## Open Plan Floorplates With Ample Parking

### DESCRIPTION

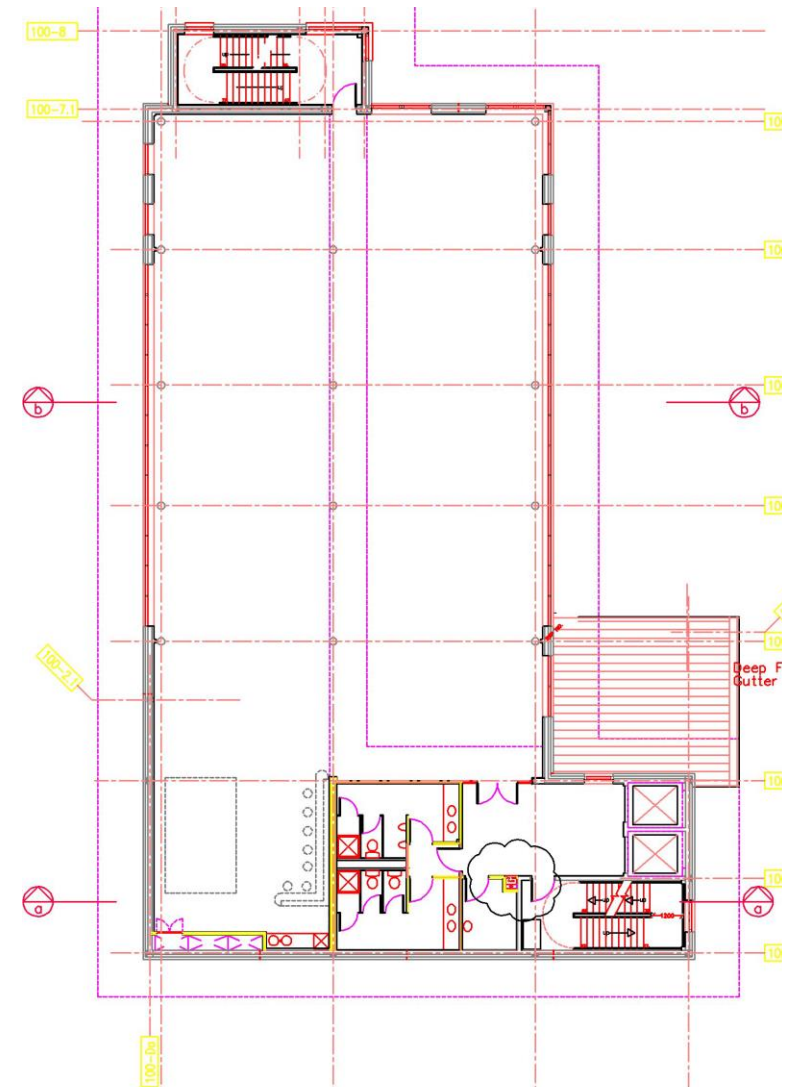
The subjects comprise of an office building arranged over lower ground, ground and four upper floors. The subjects provide open plan office accommodation all served by two passenger lifts with w.c. facilities located within a core area at each level. There is a large car park associated with the property.

The accommodation provides modern office accommodation with the benefit of raised access floors, a suspended ceiling incorporating recessed lighting and comfort cooling units. There is also good levels of natural light through double glazed windows to the main elevations.

### ACCOMMODATION

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	453.8	4,885
Second Floor	448.6	4,829
Third Floor	164.0	1,765
<b>TOTAL</b>	<b>1,066.4</b>	<b>11,479</b>

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



SECOND FLOOR PLAN  
31.880m



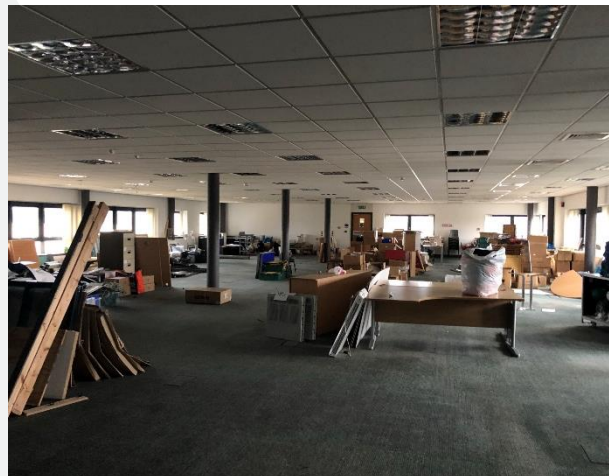
### ALTERNATIVE USES

A partial change of use was secured to use the premises as class 1 (shops), class 6 (storage and distribution) and class 10 (non residential institution) and accordingly the premises are suitable for a variety of uses.

### ADDITIONAL ACCOMMODATION

In addition to the office space available an occupier will also have access to:

- > Café Area
- > Auditorium
- > Additional Meeting Facilities



**THE CAFÉ – “THE COFFEE BAR”**

Since the time of opening in May'21, the coffee bar has seen a steady rise in customers. Great coffee served with delicious bakes and soups served with panninis and sandwiches add to the many other advantages of this location.



#### RENTAL:

Attractive rental packages are on offer with further information available upon request.

#### LEASE TERMS:

The subjects are available on the basis of a new lease of negotiable duration.

#### RATEABLE VALUE:

The subjects are currently entered into the Valuation Roll as part of a larger entity and therefore will require to be reassessed upon occupation.

An indication of rates payable can be provided upon request.

#### SERVICE CHARGE:

There shall be a service charge for the upkeep and maintenance of the building with further information available upon request.

#### ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of G.

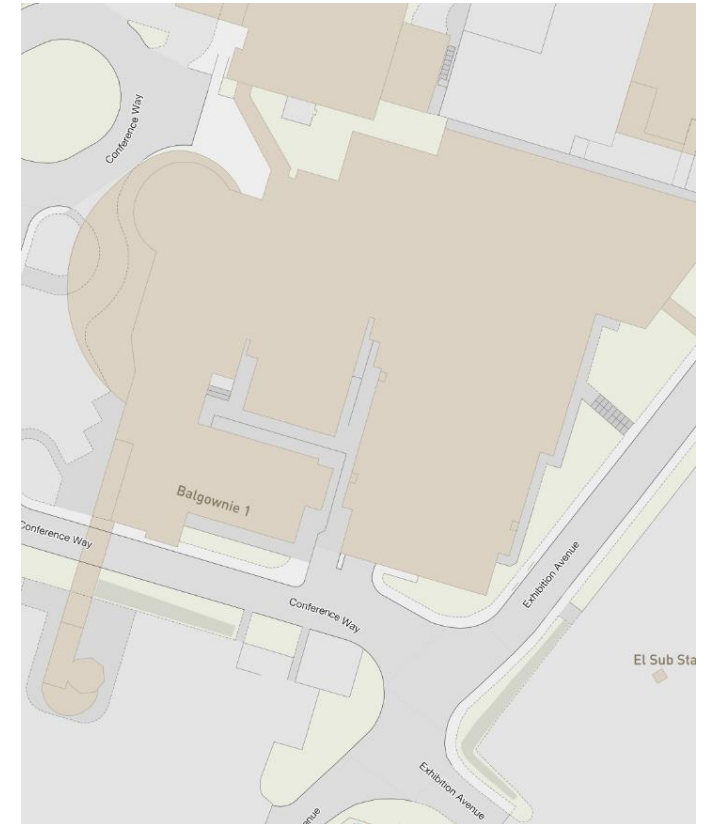
Further information and a recommendation report is available to seriously interested parties on request.

#### VAT

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

#### LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

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