TO LET

Grandholm Mill

Grandholm Crescent, Aberdeen AB22 8BB

Key Highlights

- Modern office accommodation
- Outdoor terrace space
- Modern fitted kitchen facilities
- Dedicated meeting and boardrooms
- 426.33 sq. m (4,589 sq. ft)

37 Albyn Place
Aberdeen
AB10 1YN

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DESCRIPTION

Grandholm Mill comprises a two-storey, semi-detached office building with a mezzanine level opposite to the main entrance.

Internally, the accommodation provides a mix of modern open-plan and glazed cellular offices, delivering a contemporary working environment within the historic mill structure. There are multiple well-appointed boardrooms and meeting rooms throughout the ground floor, together with a staff breakout area and a fully fitted kitchen providing good staff amenity.

A significant proportion of the building is currently underutilised or used for storage and could be brought back into effective office accommodation, significantly enhancing the overall usable floor area for an ingoing occupier.

The property also benefits from an external terrace at first floor level to the rear, providing an attractive outdoor amenity and potential event space overlooking the waterway.

Internal specification includes:

- Exposed brickwork structural walls
- Polished concrete walls
- Open plan and cellular office accommodation
- Male and female WC facilities
- LED lighting panels
- Painted plasterboard and glazed partitions
- Exposed timber frame
- Dedicated car parking spaces within a shared car park

ACCOMODATION

The below areas have been measured and calculated on a net internal area basis in accordance with the RICS code of measuring practice 6th edition.

FLOOR AREA	SQ FT	SQ M
Office	4,589	426.33
TOTAL	**4,589**	**426.33**
Terrace	855	79.44

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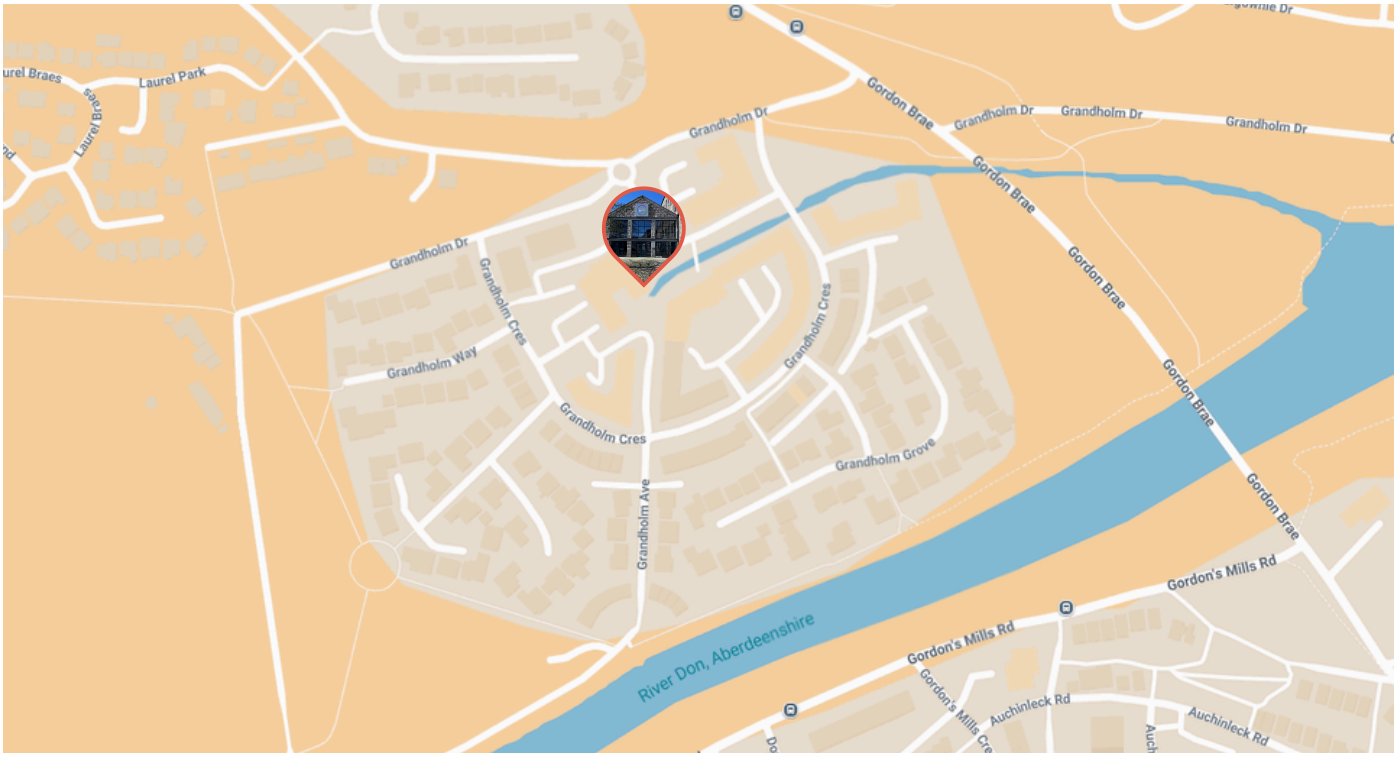

LOCATION

The property is located within Bridge of Don, approximately 4 miles north of Aberdeen City Centre. Bridge of Don is predominantly residential and industrial in nature, with a small supply of office accommodation.

The premises benefit from strong road connectivity, including Gordon Brae Road, providing convenient access to Aberdeen City Centre, Ellon to the north and the A90 south towards Dundee.

Surrounding occupiers include The Granite Spa, Core Specialist Services, InPost Shop, Grandholm Care Home and Grandholm Mini Market. The property is also situated a short drive from Bridge of Don Industrial Estate, which accommodates a number of large occupiers within the energy sector.

RENT

Upon application.

BUSINESS RATES

The property is entered into the valuation roll with a rateable value of £45,000 effective as of the 1st April 2026.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC can be provided upon request.

VAT

All figures quoted are exclusive of VAT.

LEASE TERMS

Flexible lease terms are available.

FLOOR PLANS

Floor plans can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant being responsible for any LBTT and Registration Dues.

ANTI MONEY LAUNDERING

Under both HMRC and RICS guidance, we are obliged to undertake AML diligence. As such,personal and/or detailed financial and corporate information may be required before any terms are agreed or any transaction can conclude.

ENTRY

Immediately upon conclusion of missives.

VIEWING & OFFERS

By prior arrangement with the sole letting agent, to whom all formal offers should be submitted in Scottish Legal form.

To arrange a viewing or for further information, please contact the joint agents.

CONTACTS

For further information please contact:

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