



DETACHED OFFICE & WORKSHOP BUILDING WITH STORAGE YARD



**FG Burnett**



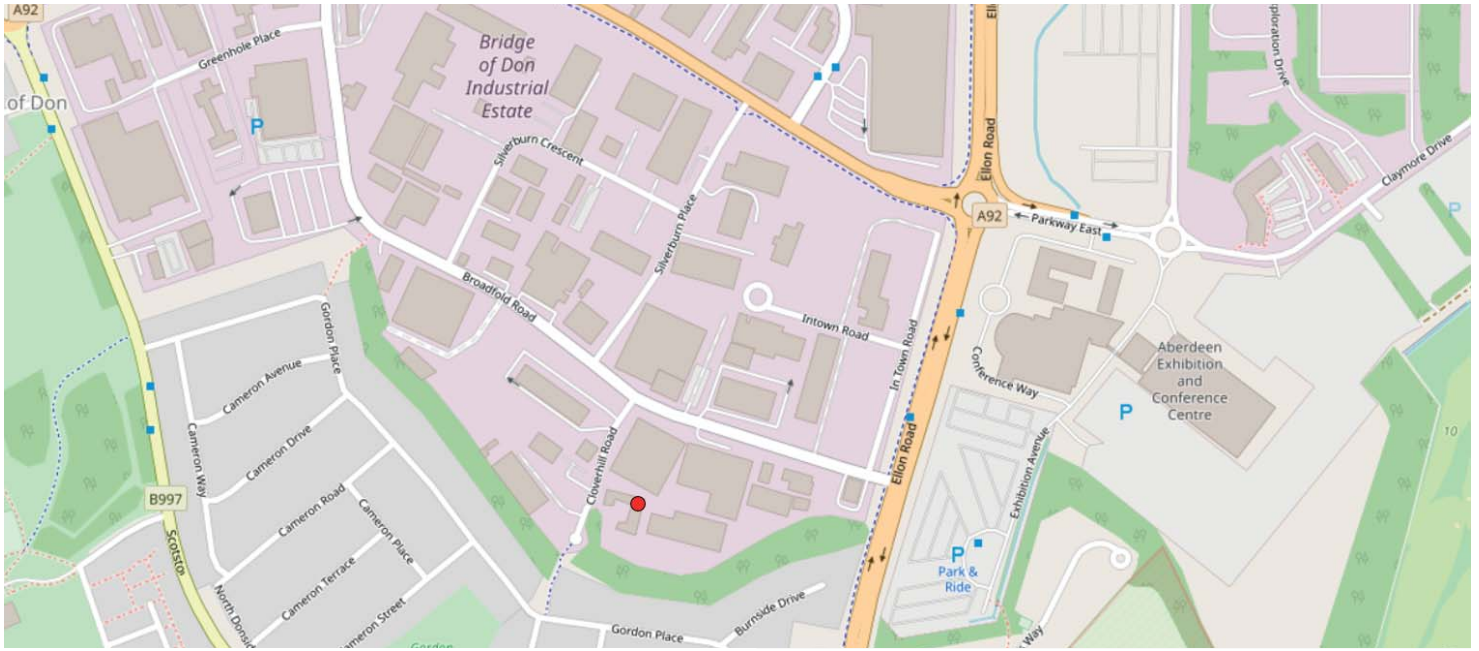
TO LET

# Cloverhill Road

Bridge of Don, Aberdeen, AB23 8FE | 635.8 sq.m (6,844 sq.ft)

To request a viewing call us on 01224 572661

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## LOCATION

- East side of Cloverhill Road, just off Broadfold Road within Bridge of Don Industrial Estate
- Good connections within Bridge of Don and the wider Aberdeen area by virtue of the A90 and Western Peripheral road
- Other occupiers in immediate Bridge of Don area include Barclay & Mathieson, Buildbase, Royal Mail, First Integrated Solutions and Grayloc Products

## DESCRIPTION

- A detached office and workshop facility
- Open plan and cellular office space with ancillary welfare
- Steel framed workshops with block and insulated profile metal cladding
- Overhead cranes
- Secure concrete/hardcore surfaced yard
- Exclusive car parking spaces

## RENT

£40,000 per annum, subject to terms.

## RATEABLE VALUE

£57,000.

## RATES DETAIL

Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

## LEASE TERMS

Flexible terms are available subject to negotiation.

## EPC

C36. Copy available on request.

## VAT

The rent is exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs in documenting any transaction. The tenant will be responsible for any LBTT and Registration Dues applicable.

## ENTRY

By mutual agreement, subject to the conclusion of Missives.

## FLOOR AREAS

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition and approx areas calculated:-

Offices	204.0 sq.m	2,196 sq.ft
Workshops	431.8 sq.m	4,648 sq.ft
<b>Total</b>	<b>635.8 sq.m</b>	<b>6,844 sq.ft</b>
Yard	1,446.5 sq.m	1,730 sq.yds

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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