

INDUSTRIAL

TO LET

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Real Estate

Unit D Broadfold Road

Bridge of Don, Aberdeen,
AB23 8EE

1,188 sq m (12,785 sq ft)



Location

The subject property is situated approximately 5 miles north of Aberdeen City Centre, within the Bridge of Don area. It is easily accessible from Broadfold Road, which connects directly to The Parkway (A90), a major route linking the city to Fraserburgh and Peterhead to the North, and Dundee, Edinburgh, and Glasgow to the South.

The nearby Aberdeen Western Peripheral Route (AWPR) significantly enhances connectivity to all areas of the city, including Aberdeen International Airport.

Major nearby businesses include **Baker Hughes**, **First Integrated Solutions**, **GS Hydro**, **BM Steel**, **McDonald's**, **Starbucks** and **KFC**.

Travel Distances:

- Aberdeen City Centre – 2.7 miles / 8 minutes
- Blackdog AWPR Junction – 3.0 miles / 5 minutes
- Dyce – 5.8 miles / 11 minutes
- Westhill – 14.1 miles / 18 minute





Description

The property consists of a large, end-terraced warehouse with a two-storey office block at the rear.

The warehouse is constructed of steel portal frames, with full-height concrete block walls and insulated metal cladding on the upper walls and roof. It also features

- 5.33m eaves height
- LED lighting
- 3 phase power

The office space at the rear is spread over two floors and has been recently refurbished to provide a mix of open-plan and cellular office spaces. Both floors also feature:

- LED lighting
- Raised access flooring
- W/C's

Additionally, the property includes 15 car parking spaces, which has the potential to be formally secured and utilised for open storage.





Accommodation

The subjects extend to the following approximate gross internal floor areas:

Unit D

Demise	Sq M	Sq M
Warehouse	1,030.01	11,087
Ground Floor Office	78.87	849
First Floor Office	78.87	849
TOTAL	1,187.75	12,785

The property benefits from 15 car parking spaces, which has the potential to be formally secured and utilised for open storage. The existing car park extends to approximately 491 sq m (5,285 sq ft)

Rental

£90,000 per annum

Rateable Value

The current rateable value for the property as of the 1st April 2026 is:

Assessors' Reference	Rateable Value	Rates Payable
VR76703	£81,500	£43,602.50

VAT

All figures are quoted exclusive of VAT, which will be payable at the prevailing rate.

Energy Performance Certificate

D

Date of Entry

Immediate upon conclusion of missives

Anti Money Laundering

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.



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Viewings & Offers

For further information or viewings please contact the sole selling agent:

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