

Ryden.co.uk
01224 588866

25 Albyn Place, ABERDEEN AB10 1YL

TO LET TRAINING CENTRE WITH CAR PARKING



GREENHOLE PLACE
BRIDGE OF DON
ABERDEEN
AB23 8EU

Viewing is strictly by
arrangement with the sole
letting agent.

Floor space:
92.3 sq m (994 sq ft)

Contact:
Paul Richardson

Telephone:
01224 588866

paul.richardson@ryden.co.uk

Edinburgh
0131 225 6612

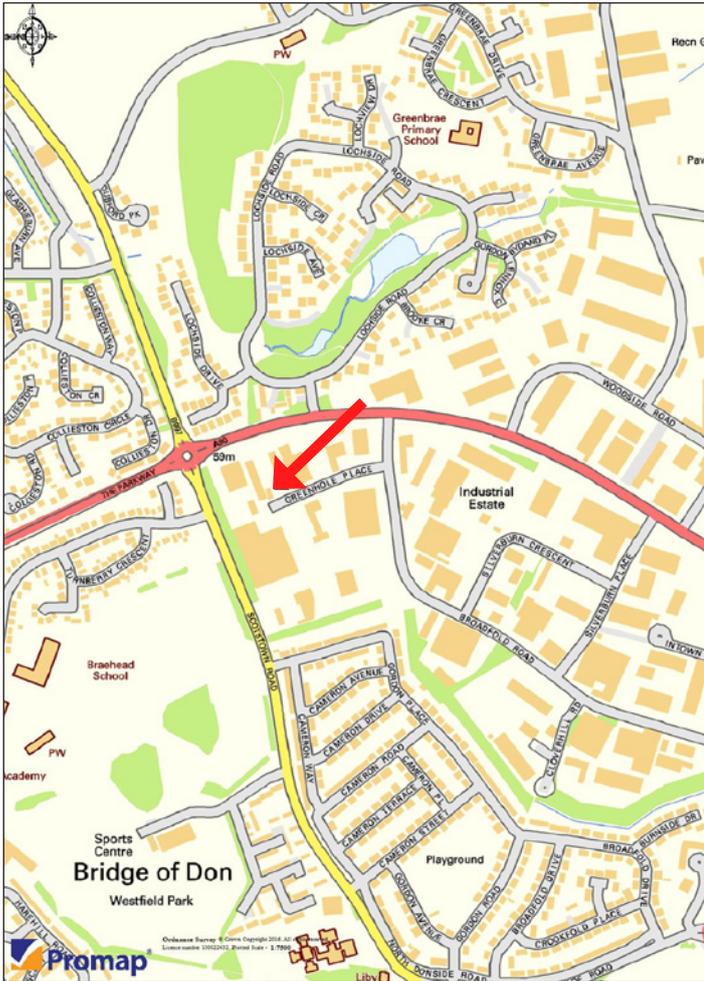
Glasgow
0141 204 3838

Aberdeen
01224 588866

Dundee
01382 227900

Leeds
0113 243 6777

London
0207 436 1212



Location:

The subject is located in Greenhole Place within Bridge of Don Industrial Estate. Greenhole Place is a cul-de-sac accessed from Broadfold Road.

Bridge of Don is the principle industrial location to the north of Aberdeen and is a well-established estate. Principle occupiers, which demonstrate its popularity with the offshore oil and gas sector include; Bifinger Salamis UK, DOF Subsea, Ziebel UK, Vetco Gray UK, Enhanced Drilling UK, SIG plc, First Integrated, and Norse Ltd.

The exact location is shown on the Ordnance Survey Extract above.

Description:

The subjects comprise a single storey detached office block of blockwork construction which has been externally rendered under a flat mineral felt roof.

Internally, the building offers cellular office accommodation comprising of several training rooms, board room, tea prep along with male and female WC's. The ceiling and walls are plasterboard lined with a solid carpeted floor. Lighting is via fluorescent fitments and heating through gas fired central heating radiators. Natural light is provided through double glazed timber framed windows.

The property also benefits from 6 tarmac car parking spaces to the front of the building.

Accommodation:

The premises have been measure in accordance with the RICS Property Measurement 1st Edition and has the following areas under IPMS 3:-

| | | |
|-------|-----------|-----------|
| Total | 92.3 sq m | 994 sq ft |
|-------|-----------|-----------|

Rent:

£11,000 per annum, exclusive of VAT.

Ground Rent:

The subjects are held under a ground lease of a larger entity.

We calculate the subjects apportionae to be approximately £2,545 per annum.

Rateable Value:

We are advised that the subjects are currently entered as a combined entry and as such will need to be re-assessed upon occupation.

Details on the current uniform business rates are available upon request.

Lease Terms:

Our client is willing to consider flexible lease terms depending on covenant strength.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of F.

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

In the normal manner, the ingoing tenant may be responsible for the Landlord's reasonable legal expenses, including LBTT and registration dues.

Viewing:

To arrange a viewing or for further information, please contact:

Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 588866

E-mail: paul.richardson@ryden.co.uk

April 2017