

UNITS 3A & 3B WOODSIDE ROAD INDUSTRIAL ESTATE

BRIDGE OF DON AB23 8EF

TO LET - Terraced Warehouses with cranes and laydown space



Units 3a & 3b Woodside Road Industrial Estate Bridge of Don AB23 8EF



DESCRIPTION

The subject property is a terraced industrial facility, with the opportunity to split, featuring ancillary office accommodation and staff welfare. The property benefits from laydown space to the front. The workshop benefits from the following specification:

- 5 metre eaves height
- 7.5 metre apex
- Vehicular access via an electric roller shutter door: (4.5m H ; 4m W)
- Office accommodation and staff welfare
- High-bay LED lighting
- Gas blower heaters
- **2x 5-tonne overhead cranes in unit 3a**
- **4-tonne gantry crane in unit 3b**

Unit 3a is available either by itself or in combination with 3b.

LOCATION

The property is located on Woodside Road, situated within Bridge of Don Industrial Estate, approximately four miles north of Aberdeen City Centre.

Additionally, the estate is in close proximity to the A90 and the Blackdog Junction of the Aberdeen Western Peripheral Route (AWPR) which provides easy access to the north, south and west of Aberdeen.

Surrounding industrial occupiers include Nortruck, Andrews Survey.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). We calculate the approximate gross internal floor areas to be as follows:

Unit 3a	SQ M	SQ FT
Warehouse	429	4,622
Office / Staff Welfare	33	356
Total	462	4,978

Unit 3b	SQ M	SQ FT
Warehouse	415	4,477
Office / Staff Welfare	47	501
Total	462	4,978



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LEASE TERMS

Unit 3a - £41,000

Unit 3b - £41,000

RATEABLE VALUE

The property is entered into the Valuation Roll as part of a larger entry. An estimate can be provided upon request.

ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of C. The EPC certificate can be made available upon request.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

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.

VAT

All prices, rent and premiums are quoted exclusive of VAT which may be applicable.

ENTRY

Immediately upon conclusion of missives.

VIEWINGS AND OFFERS

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

CONTACT

For further information please contact:



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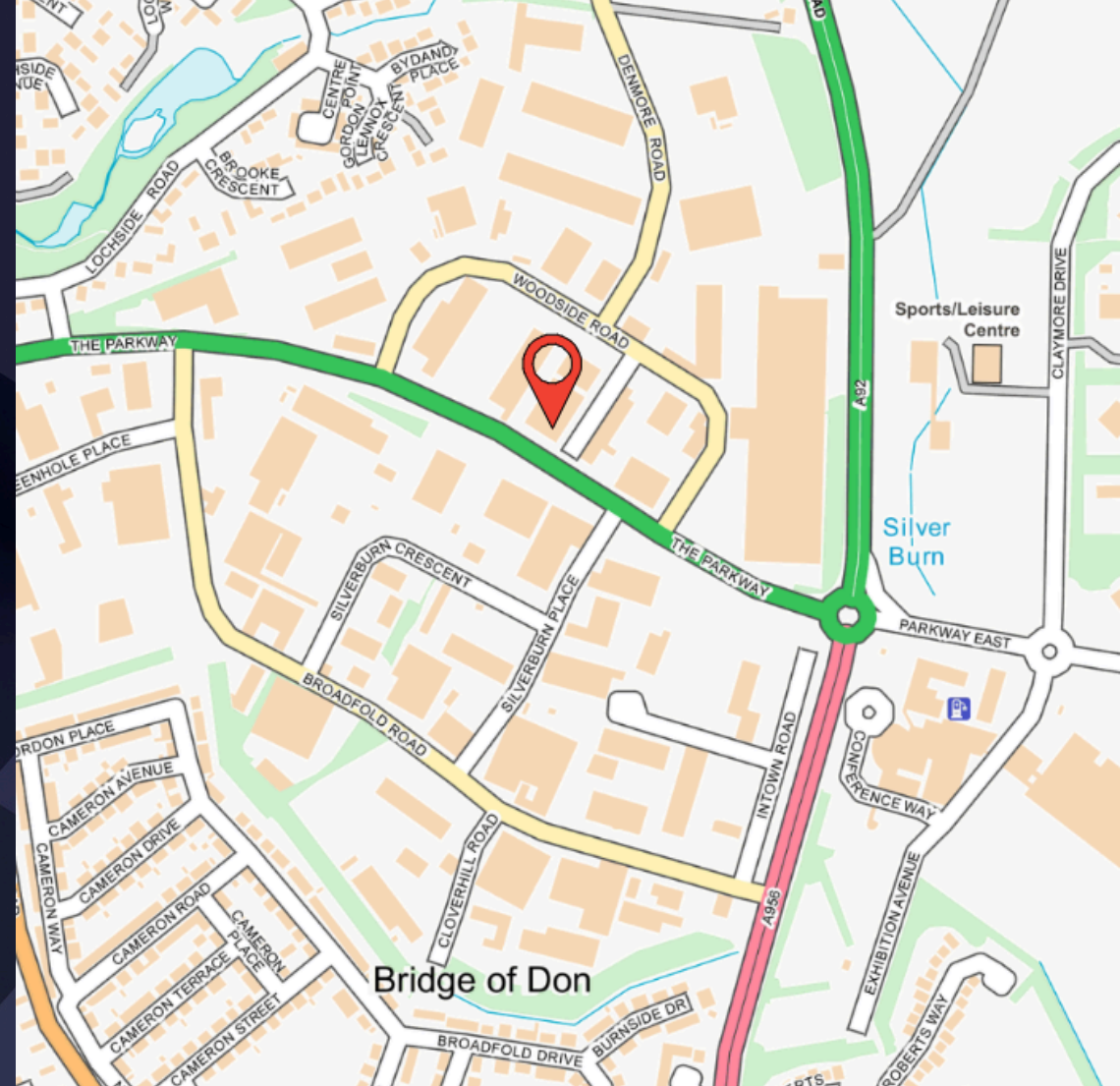
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