

To Let



Terraced Warehouses with cranes and laydown space



Units 3a & 3b Woodside Road Industrial Estate

Bridge of Don, AB23 8EF

Location

The property is located off 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,



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.

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



External view of units 3a & 3b

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.

Legal costs

Each party will be responsible for their own legal costs incurred in the transaction.



Laydown space / carpark

Energy Performance Certificate

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

Entry

Date of entry to be agreed upon conclusion of legal missives.

VAT

All prices quoted in the schedule are exclusive of VAT.

All Enquiries

For further information, or to arrange a viewing, please contact;



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