

FOR SALE / MAY LET

OFFERS AROUND £600,000
RENT ONLY £10 PER SQ FT



**THE PARKWAY
WOODSIDE ROAD,
BRIDGE OF DON,
ABERDEEN,
AB23 8EF**



224 - 768 SQ M (2,413 - 8,262 SQ FT)
AVAILABLE AS A WHOLE OR IN PART

- › Stand alone two storey office pavilion in a prominent location
- › Self-contained and secure carpark / yard area
- › Situated within an established office and industrial area
- › 34 clear car spaces (1 space per 202 SQ FT)
- › Potential to be part income producing

THE PARKWAY

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LOCATION

The premises are located in Bridge of Don to the north side of Aberdeen in an established office and industrial location. More specifically the premises occupy a prominent corner position just off the A90 (The Parkway), which connects Bridge of Don to Dyce and the North West side of Aberdeen. The surrounding area offers a mix of industrial and office occupiers including companies such as Howden Joinery, Cosalt Offshore, Vetco Gray, Nor-Sea Foods, SIG, Norscot Truck & Van, Grays Timber, Saipem and Atlas Interactive.



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DESCRIPTION

The premises offer a stand alone two storey office pavilion, extending to a total of approximately 8,262 sq.ft. with a prominent reception area. The site itself extends to approximately 0.59 acres (0.24 hectares) and offers ample on-site parking in a secure fenced environment.

- > Fully refurbished open plan offices
- > New perimeter trunking
- > New male and female toilet facilities on each floor
- > Disabled toilet facilities
- > New suspended ceiling including LG7 compliant lighting
- > New air conditioning
- > New double glazing throughout
- > Separately metered on a floor by floor basis
- > 34 on-site car spaces in a secure compound



FIRST FLOOR



NEW AIR CONDITIONING



ACCOMMODATION

The approximate net internal area of the available office space is as follows:

Net Internal Floor Area	Sq m	Sq ft
Reception	26	275
Ground Floor	224	2,413
Ground Floor (NG Bailey Suite)	129	1,390
First Floor	389	4,184
TOTAL	768	8,262

FLOOR PLANS

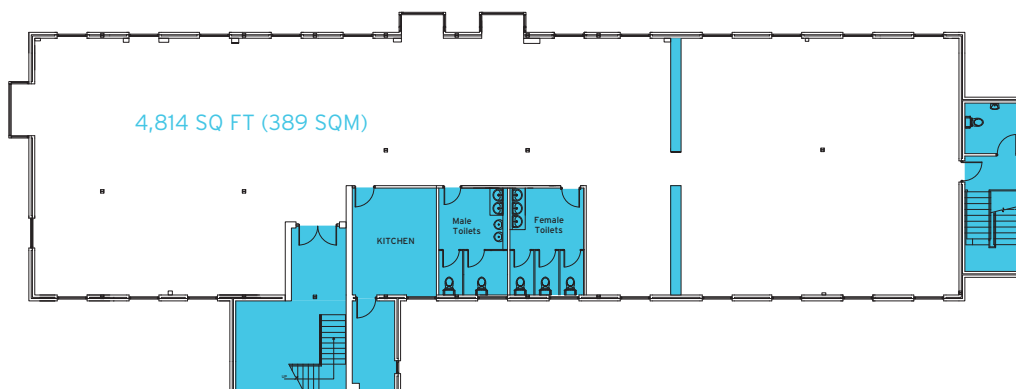
The floors can be sub-divided to offer multiple occupation.

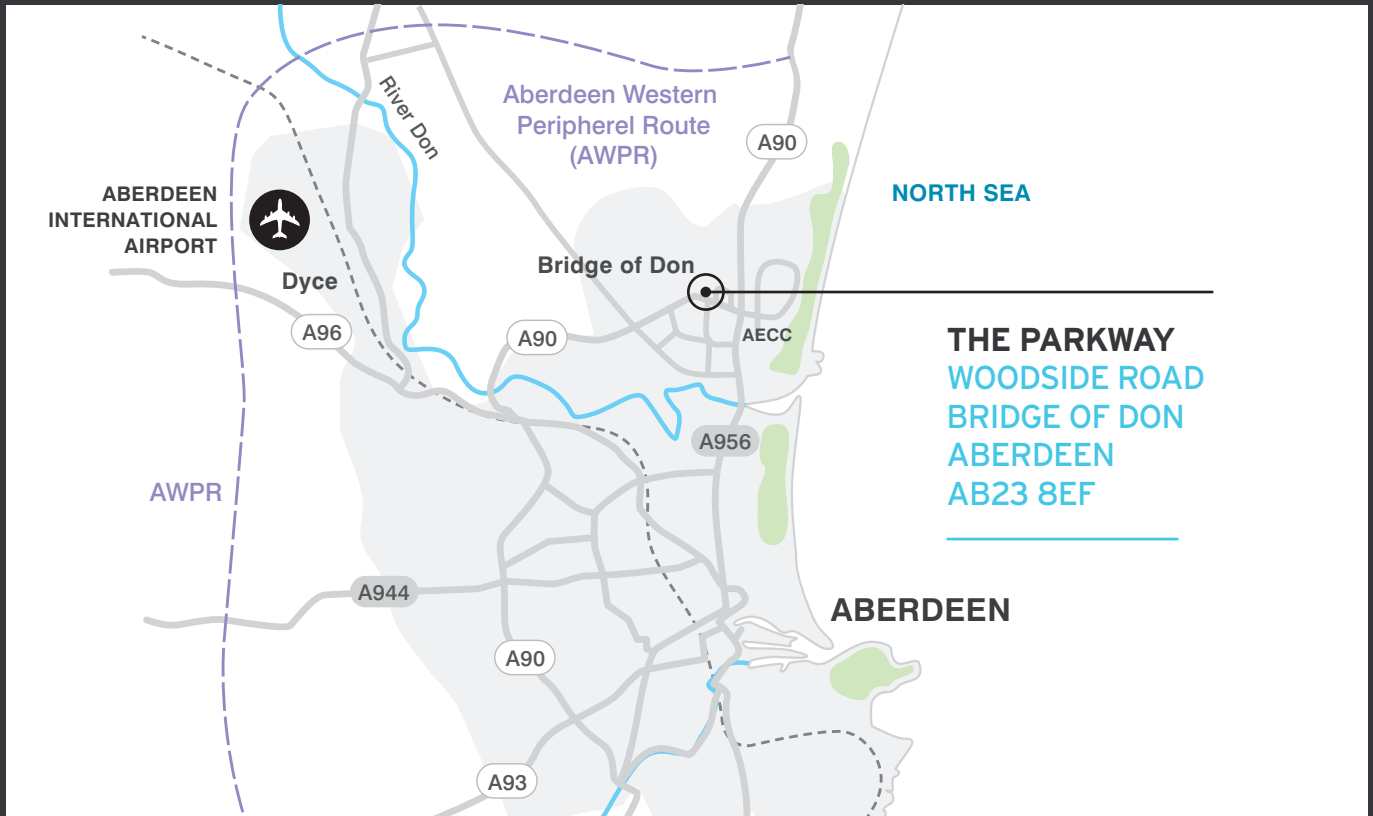
GROUND FLOOR LAYOUT



1,390 - 8,262 SQ FT (129 - 768 SQ M)
AVAILABLE AS A WHOLE OR IN PART

FIRST FLOOR LAYOUT





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SALE / LEASE TERMS

Our clients are ideally seeking to sell the heritable interest at an acceptable price. We are quoting offers around £600,000, exclusive. The subjects can be sold with a lease to NG Bailey or alternatively they will vacate the whole building should it be required, further details available upon request.

Alternatively, the accommodation is available to lease on flexible terms as a whole or in part. We are quoting only £10 per sq.ft. based upon the net internal area.

RATEABLE VALUE

We understand from the Scottish Assessors that the property has a Rateable Value of

Ground (part) & 1st Floor: RV £105,000

Ground (part) Floor: RV £26,250

For 2017/2018 the Scottish Government has fixed the commercial rate poundage at £0.492.

LEGAL COSTS

The ingoing tenant / purchaser will be responsible for their own legal costs, together with any LBTT, Registration Dues and any VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for the property is "C (38)".

FURTHER INFORMATION & VIEWING

Further information and viewing arrangements can be obtained by contacting either of the joint agents:

Craig Watson

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Alastair Stang

alastair.stang@eu.jll.com
0131 243 2220

Mark McQueen

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of the Agents has any authority to make or give representation or warranty whatever in relation to this property. January 2018.