



FG Burnett

To Let/May Sell

115 Grandholm Drive

Aberdeen, AB22 8AE

284.62 sq.m | 3,064 sq.ft

- Modern Office Pavilion with Fit Out
- Generous Car Parking



All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subjects are located to the north of Aberdeen City Centre, within Bridge of Don, specifically the Grandholm area. Grandholm is primarily a residential area but hosts several office and retail occupiers. The property has good links to and from the city centre via The Parkway, Ellon Road and Diamond Bridge.

Surrounding occupiers include AVC Immedia, Amplus, Andrews Survey, The Granite Spa, TINTO Architecture and Safety Scotland Limited.

Description

The subjects comprise a modern two storey, semi-detached office building of steel frame construction clad externally in brick work/block work render. A corner section of the building offers a full height glass curtain walled atrium. The roof over is of pitched profile metal sheeting and natural daylight is by way of aluminium powder coated framed double-glazed windows.

The subjects offer flexible office accommodation over ground and first floors with a mix of open plan and individual offices.

Internal specification is as follows:-

- Raised access flooring, carpet tiled over
- Category 5E cabling throughout
- Suspended ceiling with Category 2 fluorescent lighting fitments
- Fully DDA compliant, including a passenger lift
- Fit out ready for occupation
- Tea preparation facilities on the ground floor and full kitchen on the first floor
- Ceiling mounted comfort cooling cassettes throughout

The subjects benefit from 11 dedicated car parking spaces.

Floor Area

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:-

Ground Floor	143.04 sq.m	1,540 sq.ft
First Floor	141.58 sq.m	1,524 sq.ft
Total	284.62 sq.m	3,064 sq.ft

Rent

On application.

Price

On application.

Rateable Value

The Rateable Values effective from 1 April 2023 are:-

Office - £36,750

Car Parking - £2,700

Rates Details

Any incoming occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk



Lease/Sale Terms

The accommodation is available on Full Repairing and Insuring terms for a negotiable duration. Any medium to long term lease will make provision for periodic upwards only Rent Reviews.

Alternatively, the heritable interest may be available on a vacant possession basis.

EPC

Copy available on request.

VAT

All prices are quoted exclusive of VAT, which may be payable at the standard rate on all monies due under the lease.

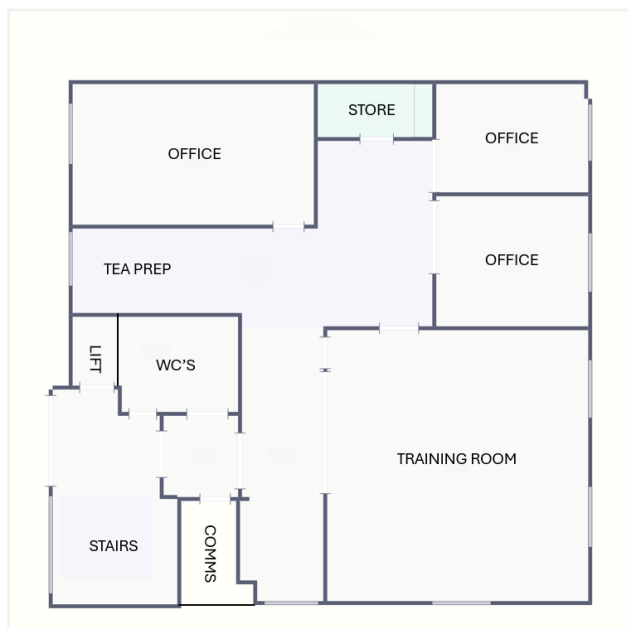
Legal Costs

Each party will bear their own legal costs. The incoming occupier will be responsible for any LBTT and Registration Dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.





Viewings & Offers

All offers should be submitted in writing to the sole agent.

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