



OFFICE / LAB / WAREHOUSE ACCOMMODATION  
WITH SECURE YARD AND PARKING



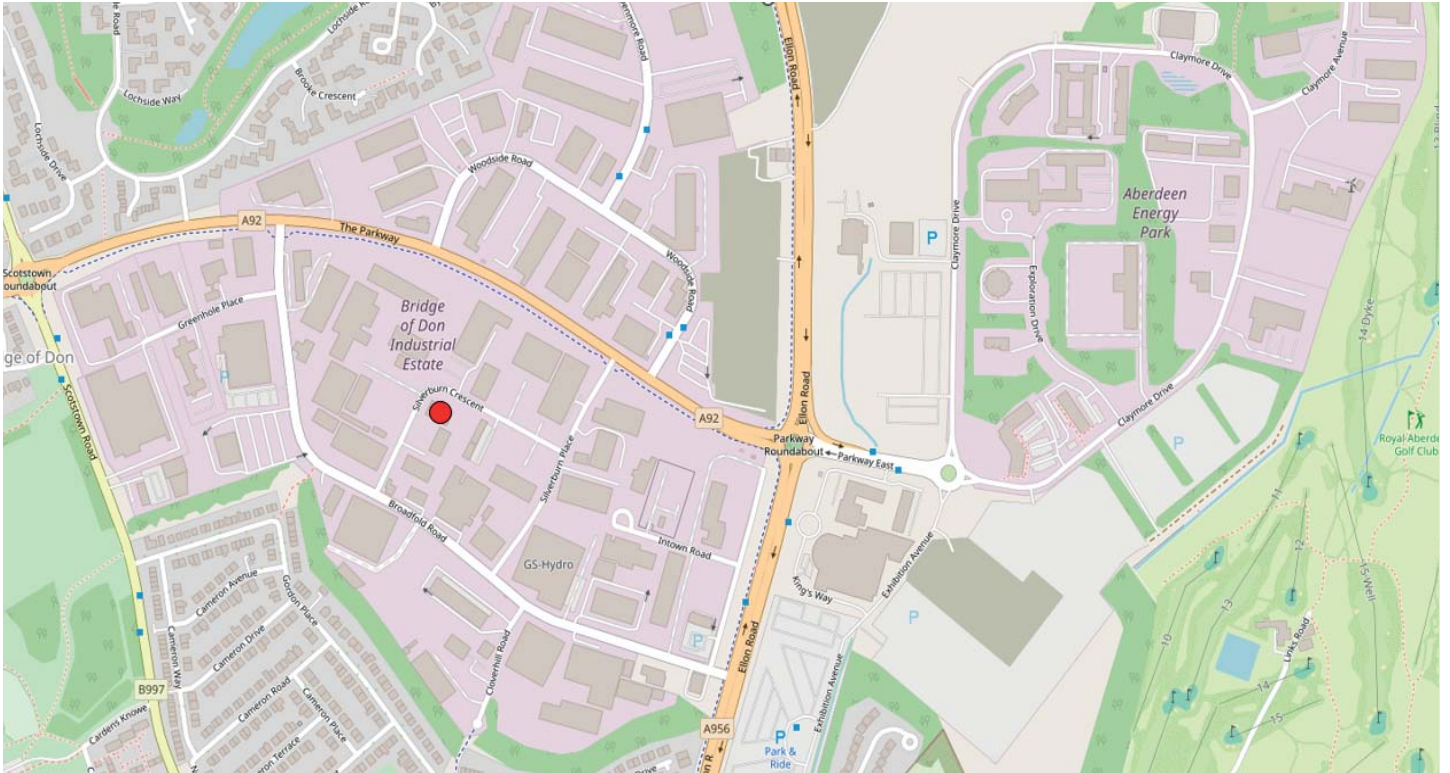
TO LET  
**3 Silverburn Crescent**

Bridge of Don, Aberdeen, AB23 8EW | 601 sq.m (6,469 sq.ft)

To request a viewing call us on 01224 572661

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## OFFICE / LAB / WAREHOUSE ACCOMMODATION WITH SECURE YARD AND PARKING

### LOCATION

The property is situated on Silverburn Crescent in the well established Bridge of Don Industrial Estate. Access to the trunk road network (A92 – Parkway) is provided via Broadfold Road and Silverburn Place and neighbouring occupiers include Baker Hughes, Norse and Nu-Style Products. The location is shown on the above plan which has been provided for identification purposes only.

### DESCRIPTION

3 Silverburn Crescent provides an office and workshop of steel portal frame construction under a pitched corrugated metal insulated roof incorporating natural roof lights. The property has been extensively fitted out to provide high quality laboratory space and therefore the property would suit those in green tech, medical research, subsea and precision engineering, hydrographic surveying and other specialist R&D companies. Alternatively, the property could be converted back to an office and warehouse facility with parking and small yard. The building sits on a secure exclusive landscaped site extending to approx. 0.6 acres.

The property benefits from:-

- 3 Phase Power
- High grade lab spec vinyl flooring
- Suspended ceilings with mix of LED and fluorescent lighting
- Gas boilers with mix of perimeter radiators and air conditioning units
- Glazed aluminium framed east elevation
- Up and over roller shutter door 3.7 (w) x 3.2 (h)
- Mix of offices, workshop and labs
- Secure yard / parking for up to 21 vehicles

### FLOOR AREAS

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Offices	121 sq.m	1,302 sq.ft
Warehouse / Lab	429 sq.m	4,618 sq.ft
Mezzanine	51 sq.m	549 sq.ft
<b>Total</b>	<b>601 sq.m</b>	<b>6,469 sq.ft</b>

## RATEABLE VALUE

The premises is entered in the current Valuation Roll as having a Rateable Value of £38,500.

## RATES DETAIL

Any ingoing 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](http://www.saa.gov.uk)

## LEASE TERMS

Flexible lease terms are available. Rent dependent on lease length and commercial terms agreed.

## EPC

Copy available on request.

## VAT

Payable in addition to all monies due under the lease.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the lease. The tenant will be responsible for LBTT and Registration dues.

## ENTRY

To be agreed.





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## VIEWING & OFFERS

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



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