FG Burnett

To Let

First Floor, City Gate

Woodburn Road, Blackburn, Aberdeen,
AB21 0PS

255.85 sq.m | 2,754 sq.ft

— First floor office suite within detached office pavilion
— Recently refurbished to a high standard - excellent car parking provision

Location

The property is located in a prominent position on Woodburn Road, overlooking the A96 at Blackburn, a popular commuter village approximately 9 miles to the northwest of Aberdeen city centre. The A96 gives easy access to the city centre and the Aberdeen Western Peripheral Route, which serves Dyce, Westhill and Bridge of Don. The A96 is also the main arterial route to Huntly, Elgin and Inverness.

Woodburn Road is situated within Blackburn Industrial Estate, which is a popular, well established business park, with a mix of office and industrial occupiers. Surrounding occupiers include H & R Insurance Brokers, X L Group, Raccortubi Norsk and JM Taylor Financial Advisors. The Business Park is located adjacent to Westpark on the Kinellar roundabout, which hosts Starbucks Drive Thru, Mike's Famous Fish & Chips and Era EV Supercharging.

Car Parking

The property benefits from approximately 15 car parking spaces. Additional parking can be made available if required.

Description

The office suite is situated within the first floor of a modern two storey detached pavilion of concrete blockwork construction under a tiled roof. Externally the property has a mix of brickwork and roughcasting features throughout. Windows are double glazed and offer the suite excellent natural daylight.

Internally, the suite is accessed by way of a communal entrance shared with the ground floor occupier. The suite has been recently refurbished to a high standard and benefits from:-

- Modern open plan office space
- Separate private office/meeting rooms
- Boardroom with retractable projector screen
- Energy efficient automatic LED lighting throughout
- Gas central heating
- Comfort cooling cassettes
- Staff breakout facilities including newly fitted kitchen
- Male and female WCs
- Attic storage
- Secure intruder alarm system

Floor Area

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

First Floor	**255.85 sq.m**	**2,754 sq.ft**

Rent

£33,000 per annum, which equates to approximately £12 per sq.ft.

Rateable Value

The current Rateable Value is £27,500 effective from 01 April 2023.

Rates Details

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**

Lease Terms

The property is available on full repairing and insuring terms. Any medium to long term lease will incorporate periodic upward-only rent reviews.

EPC

The property has an EPC rating of B(25).

VAT

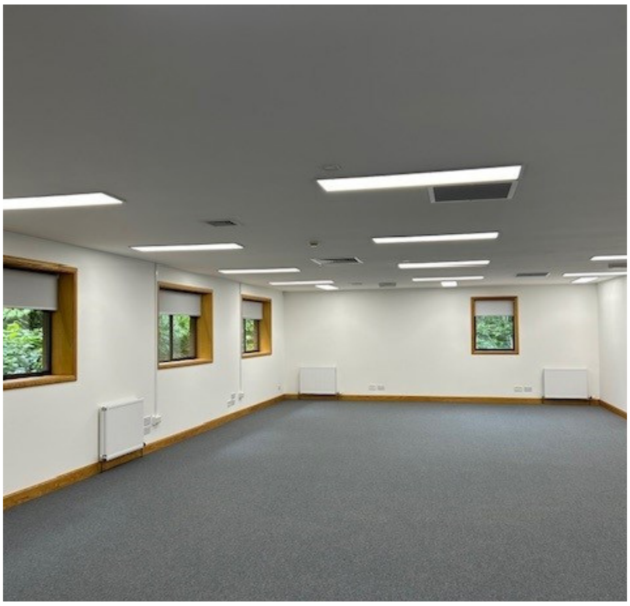
All prices quoted are exclusive of VAT, which may be applicable.

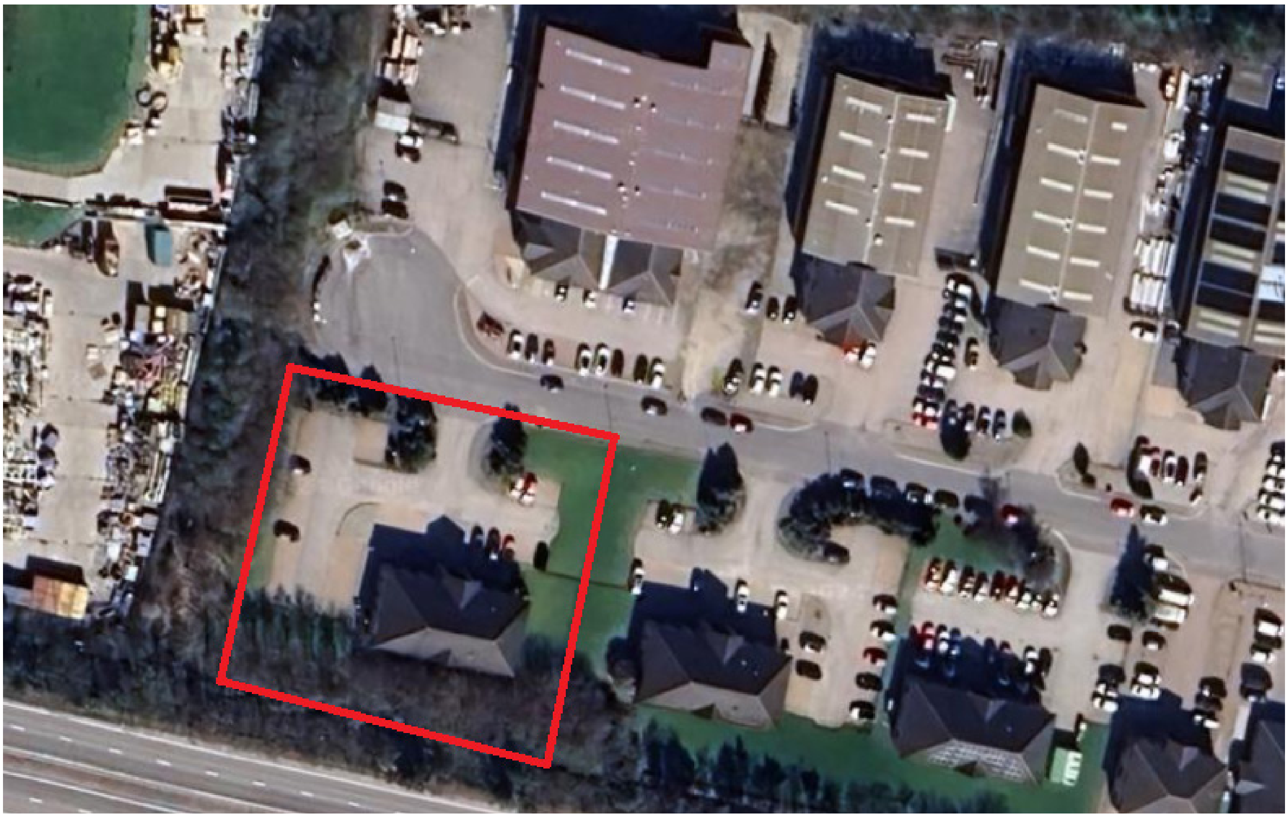
Legal Costs

Each party will bear their own legal costs. The ingoing 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.

Graeme Nisbet
t: 01224 597532
e: graeme.nisbet@fgburnett.co.uk

Hollie Stevenson
t: 01224 597533
e: hollie.stevenson@fgburnett.co.uk

fgburnett.co.uk