

FG Burnett

To Let

Part First Floor, H&R House

Woodburn Road, Blackburn, Aberdeen, AB21 0PS

68.9 - 163.7 sq.m | 742 - 1,762 sq.ft

— Flexible Accommodation

All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subjects are situated in a prominent position on Woodburn Road within the well established Blackburn Industrial Estate. Lying approximately 9 miles to the north west of Aberdeen City, the property benefits from excellent transport links overlooking the A96, the main arterial route to Inverness. Transport links are further enhanced by the Aberdeen Western Peripheral Route serving Dyce, Westhill and Bridge of Don.

Surrounding commercial occupiers include EPIT Group, XL Global Group Limited, JM Taylor Financial Services, Online Electronics and Archer.

The Westpark development is in close proximity and offers amenity including Starbucks, Mikes Famous Fish & Chips and a superfast EV charging forecourt.

Description

The available accommodation comprises two suites within the first floor of a modern detached two storey building.

Facilities provided within the property include:-

- Communal kitchen and break out area
- Communal staff welfare facilities including separate shower
- Fibre Optic Broadband providing rapid internet connection
- Access to a separate meeting room

The Kirkhill Suite provides modern accommodation with a mix of open plan and individual offices. The suite can be made fully open plan or reconfigured to suit an occupier's requirement.

The Tappie Suite offers bright open plan space. A number of large integrated storage cupboards are provided within the suite. The Tappie Suite can be subdivided to suit an occupier's requirement.

The available suites can be let as a whole or individually. If an incoming tenant required both suites they would have exclusive use of the facilities listed as communal above.

Floor Area

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the approximate area derived:-:

Tappie Suite	94.8 sq.m	1,020 sq.ft
Kirkhill Suite	68.9 sq.m	742 sq.ft
Total	**163.7 sq.m**	**1,762 sq.ft**

Rent

The accommodation is available for an attractive all inclusive rent of £30 per sq.ft. This includes property rent, utilities in demised and common areas , building insurance and upkeep of common parts.

Rateable Value

Kirkhill Suite: £6,900

The Tappie Suite would require to be re-assessed upon occupation.

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

Flexible lease duration.

EPC

D (52). Copy available on request.

VAT

The property is not elected for VAT and is therefore not payable.

Legal Costs

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

Car Parking

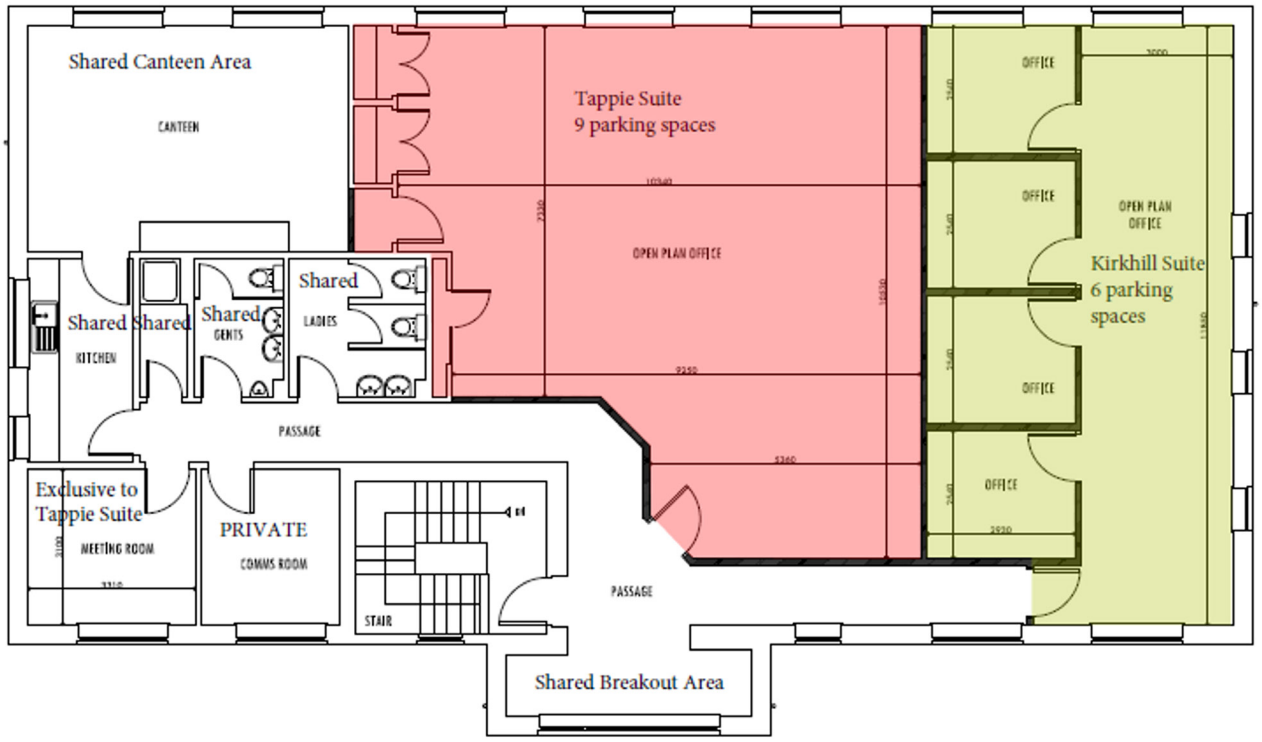
Tappie Suite: 9 car parking spaces
Kirkhill Suite: 6 car parking spaces

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a succesful 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 597 532

e: graeme.nisbet@fgburnett.co.uk

Sophie Evans

t: 01224 597 525

e: sophie.evans@fgburnett.co.uk

fgburnett.co.uk

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