

Centre

Claymore Drive, Bridge of Don, Aberdeen AB23 8GD

Units 3, 9 & 10 available to lease. Hybrid workshop/ office space with car parking located close to the Grub café.





Location

The Energy Development Centre provides a range of contemporary workshop/office spaces, with electric roller shutter doors. Set over 2 floors, the building provides car parking, secure cycle lockers and shower facility within a mature landscaped environment.







Amenities

- Concierge services
- · Cycle parking
- Showers
- Grub Café
- · Access to superfast fibre broadband via third party

Lease Terms

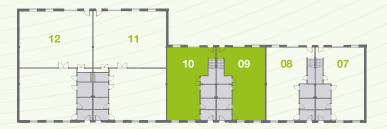
Unit 3 available for let on FRI basis. Unit 9 & 10 are currently let on a FRI basis until 23rd June 2027, however there is a break option available on 23rd June 2025.



Indicative Floor Plans



BLOCK 2



Parking

Ample on site parking available and electric car charging points available.

Entry

Available for immediate occupation, subject to conclusion of missives.

Availability

Units	SQ M	SQ FT
3	147	1,582
9	147	1,582
10	147.50	1,588









Energy Development Centre

Claymore Drive, Bridge of Don, Aberdeen AB23 8GD



On application.

Rateable Value

The tenant will be responsible for rates payable. An estimate of rates payable can be provided upon request.

Legal Costs

Each party to bear their own legal costs arising from the transaction.

EPC

The property has an Energy Performance Rating of C. A copy of the certificate is available upon request.

Viewing and Further Information

enquiries@aberdeenenergypark.com 01224 933 003

Ryden

Arron Finnie 07880 716 900 arron.finnie@ryden.co.uk

Thomas Codona 07570 382 544 thomas.codona@ryden.co.uk



Matthew Park 07810 599 964 matthew.park@knightfrank.com

Lean Barron 07800 916 216 lean.barron@knightfrank.com

DISCLAIMER: Knight Frank and Ryden on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Knight Frank or Ryden has any authority to make any representation or warranty whatsoever in relation to this property. 3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. 4. All areas, plans and images are for indicative purposes only and subject to planning. Date of publication: April 2025.