

# To Let

## Workshop Unit with Offices

## Energy Development Centre

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# Last Remaining Unit

Unit 6 Claymore Drive, Bridge of Don  
Aberdeen AB23 8GD

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144.40 (1,554 sq ft) of Workshop/Office space with  
car parking located close to the Grub café.

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Virtual Tour





Location/Description

Located in Aberdeen Energy Park, the Energy Development Centre provides a range of contemporary workshop/office space, with electric roller shutter doors. Set over 2 floors, close to the Grub Café, the building provides car parking, secure cycle lockers and shower facility within a mature landscape environment.

Lease Terms

Unit available to lease on Full Repairing and Insuring terms for a duration to be agreed.

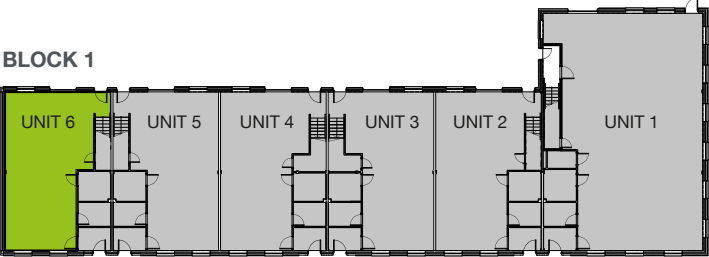
Amenities

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

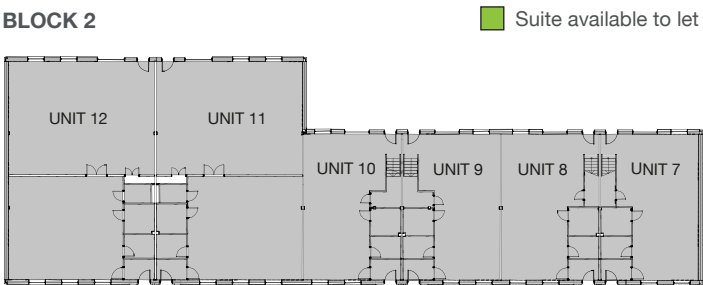


Indicative Floor Plans

BLOCK 1



BLOCK 2



Accommodation

Available Suite	SQ M	SQ FT
Unit 6	144.40	1,554

Rent

£13.50 psf

Service Charge

A service charge will be applicable for the maintenance and upkeep of the office building and park.

Rateable Value

The unit is currently entered in the Valuation Roll as one entry. The rate for Unit 6 is currently £27,250 (2023 draft value is £23,000).

Entry

Available for immediate occupation, subject to conclusion of missives.

Legal Costs

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

EPC

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







## Viewing & Further Information

### Cherry Paton

Parks Manager  
cherry.paton@aeip.co.uk  
01224 933 004

# Ryden

### Daniel Stalker

07887 751 090  
daniel.stalker@ryden.co.uk

### Arron Finnie

07880 716 900  
arron.finnie@ryden.com



### Matthew Park

07810 599 964  
matthew.park@knightfrank.com

### Scott Hogan

01224 415 956  
scott.hogan@knightfrank.com

[aeip.co.uk](https://aeip.co.uk)



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