

Flexible
Terms
Available

To Let Office with Adjoining Workshop Technology Centre

Units 5-7, Claymore Drive, Bridge of Don
Aberdeen AB23 8GD

Refurbished office suite with generous
car parking. Optional adjoining warehouse
unit available.

aeip.co.uk



Refurbished



Location & Description

Located in Aberdeen Energy Park, the Technology Centre provides a hybrid offering of modern office suites and workshop/lab/storage space. The suite available consists of an open plan office with partitioned meeting rooms/private space. There are also staff welfare facilities provided, including toilets, tea prep and a shower. The adjoining warehouse is in a shell configuration and can be used as storage or converted to lab space. Vehicular access is provided to the workshop via a roller shutter door. The whole premises has been extensively refurbished throughout.

Accommodation

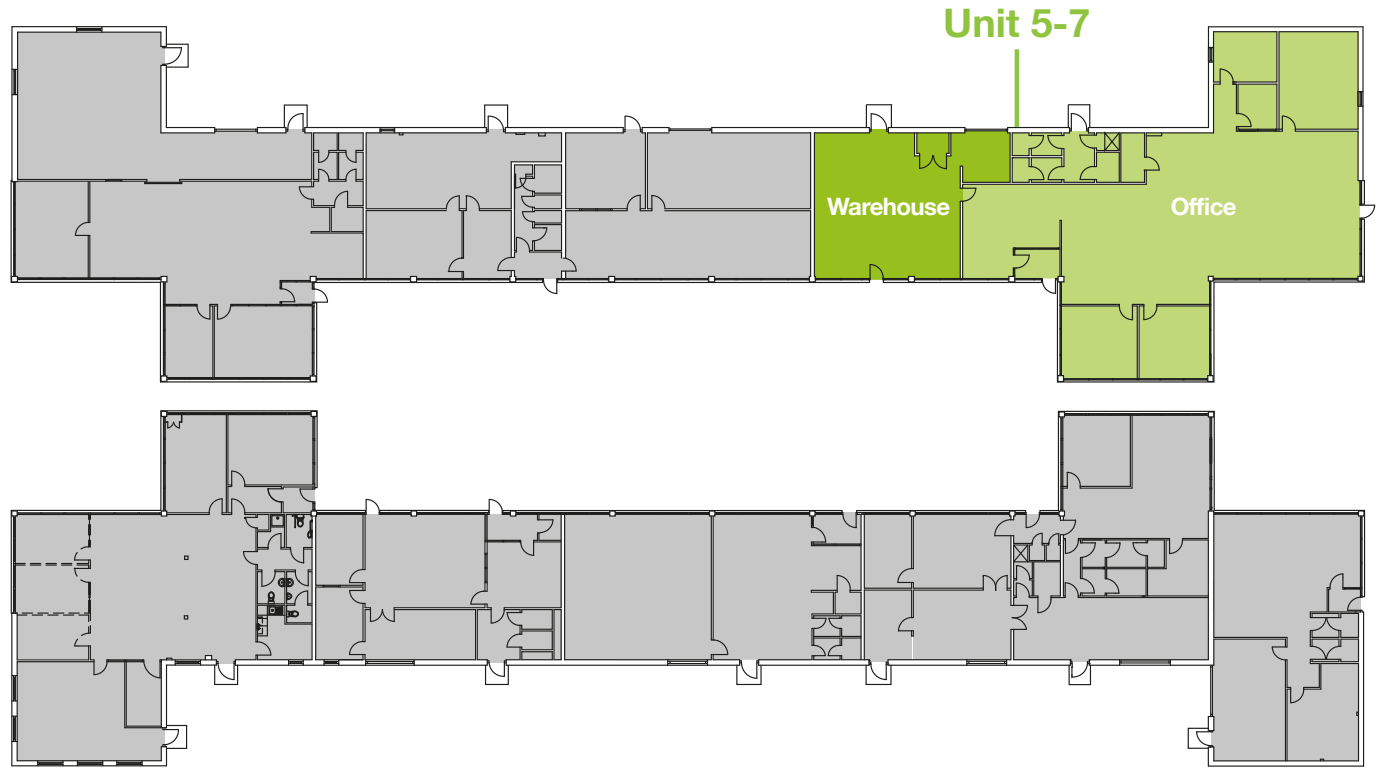
Office	288.61 sq m/3,732 sq ft
Warehouse	87.85 sq m/849 sq ft

Amenities

- Cycle Parking
- Showers
- Grub Café
- Access to super fast fibre broadband via third party

Floor Plan

Ground Floor  Office/Warehouse available to let



Lease Terms

The office and workshop space are available to lease on Full Repairing and Insuring Terms for a duration to be agreed.

Service Charge

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

Legal Costs

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

Rateable Value

Units 5-7: £47,750.

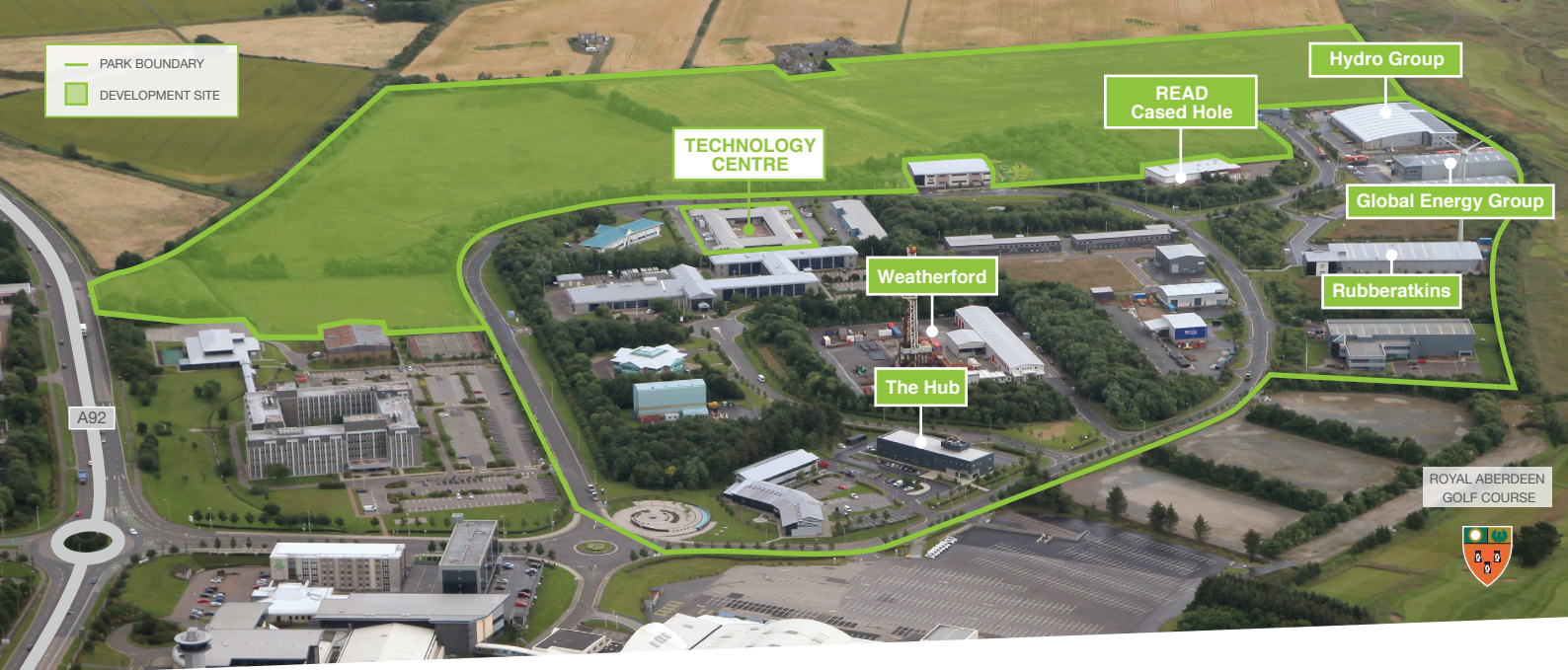
Entry

The office/workshop are available for immediate occupation, subject to conclusion of missives.

EPC

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





Viewing and Further Information

For all enquiries relating to Technology Centre, please contact the joint letting agents:



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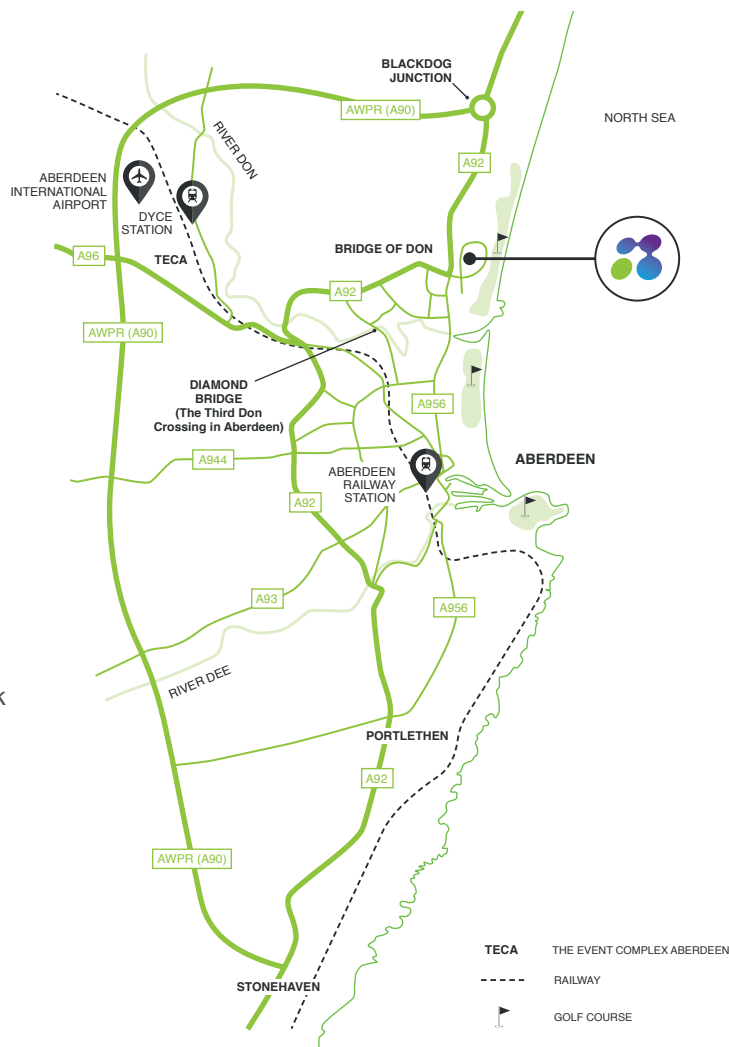
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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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