

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](http://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

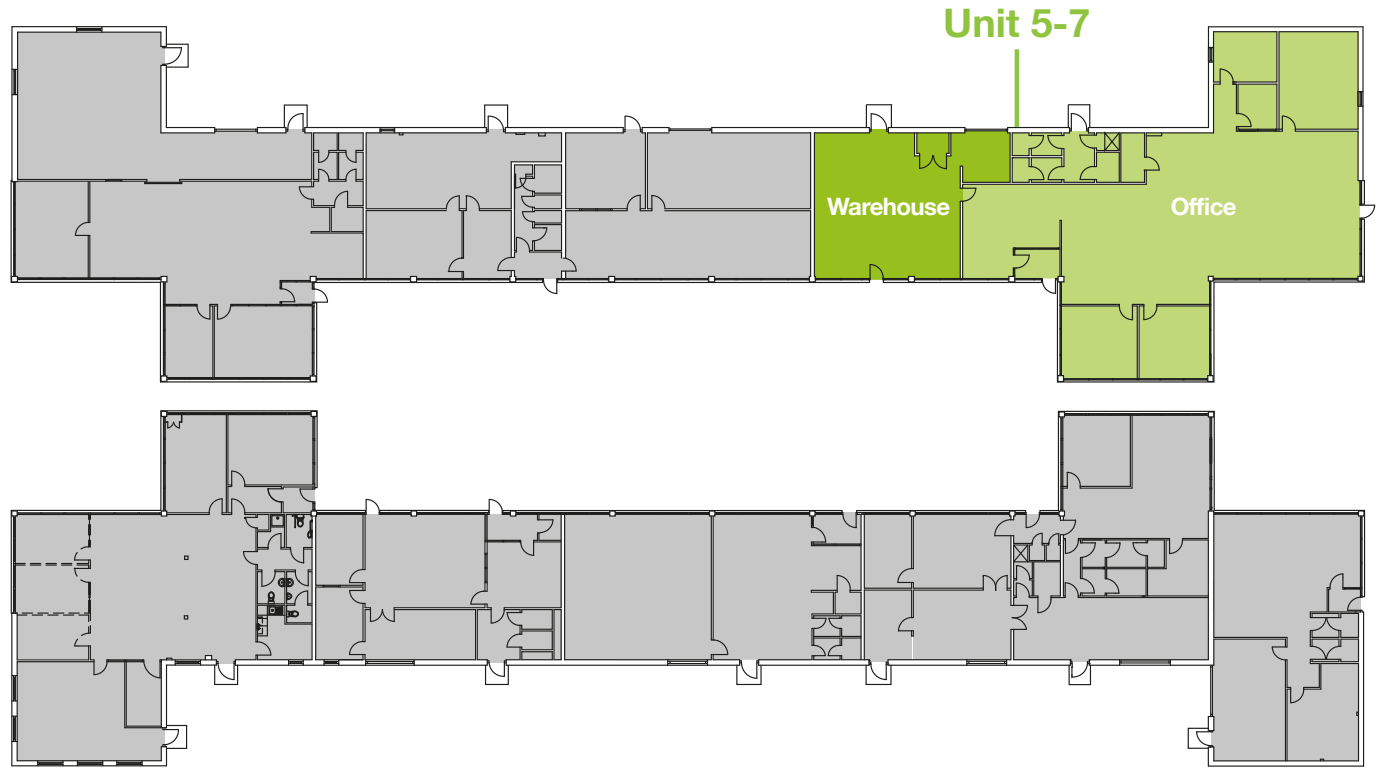
Office	288.61 sq m/3,732 sq ft
Warehouse	87.85 sq m/849 sq ft

### 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 & 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

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



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.

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: October 2022.

