

Energy Development Centre

Claymore Drive, Bridge of Don,
Aberdeen AB23 8GD

Hybrid workshop/office
space with car parking
located close to the
Grub café.



**Fully
Let**

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

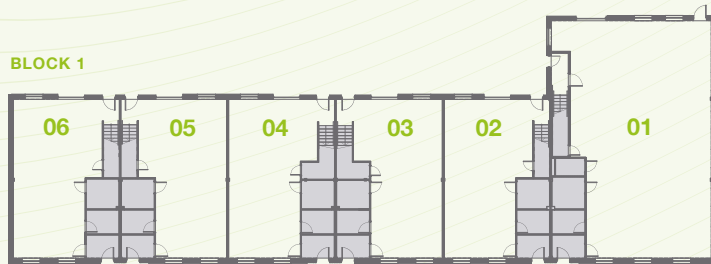
Lease Terms

Currently fully let.

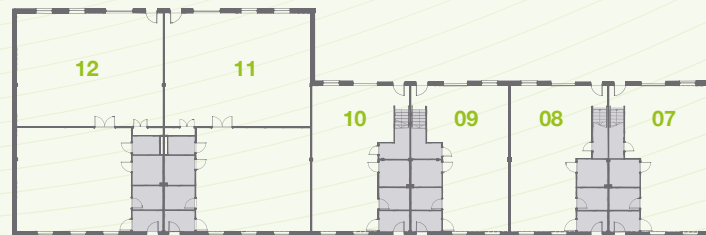


Indicative Floor Plans

BLOCK 1



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

The Energy Development Centre is currently fully let.



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Rent

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

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Ryden

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