

The Horizon Centre

Exploration Drive, Bridge of Don, Aberdeen AB23 8GX

Industrial Facility & Office Space with Secure Yard





Industrial Workspace

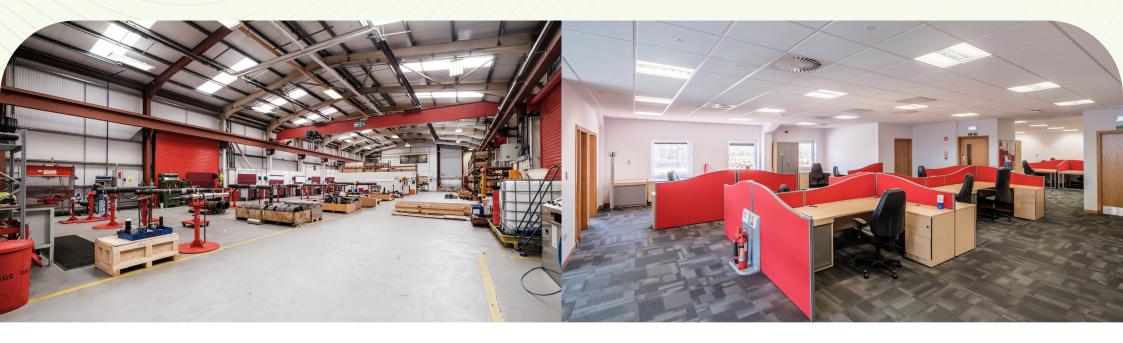
The Horizon Centre comprises a detached industrial unit with two storey offices to the front and secure yard facilities. The unit is of steel portal frame construction under a pitched roof finished with insulated profile metal clad sheeting above.







A One of a Kind Opportunity



Workshop

The workshop building dates from 1990, but was extended in 2006 and again in 2015. The workshop comprises a rectangular bay (approximately 69 metres long by 15.8 metres wide).

- · 6.3 metre eaves
- · High bay sodium lighting
- · Two overhead 5 tonne gantry cranes
- Vehicle access via electric roller shutter doors
- · 3 phase power supply
- · Secure yard

Offices

Office space is incorporated within the frame of the main building and was fully refurbished in 2015, to include the following specification:

- Reception area and various meeting rooms
- · Mixture of open plan and cellular space
- · Heating via gas fired central heating
- · CAT 2 lighting
- · Comfort cooling
- Staff welfare including locker areas and staff canteen
- · uPVC double glazed windows



Secure Yard Area

The developed site has a tarmac access road running around the perimeter. The storage yard has been finished in a mixture of concrete and tarmac surfaces.







Features

The Horizon Centre offers an array of on-site features for occupiers to use.





Reception Area



Secure Yard



Meeting Rooms



Electronic Labs



Changing Facilities



Canteen Facilities



External Flood Lighting



Generous Parking Spaces



24 Hour Access



Accessible Spaces



Location

The Horizon Centre has excellent car parking capacity for tenants and visitors. It is close to the main A90 peripheral route and is easily accessible from Aberdeen city centre as well as the airport, Aberdeen Royal Infirmary and both universities.







Entry

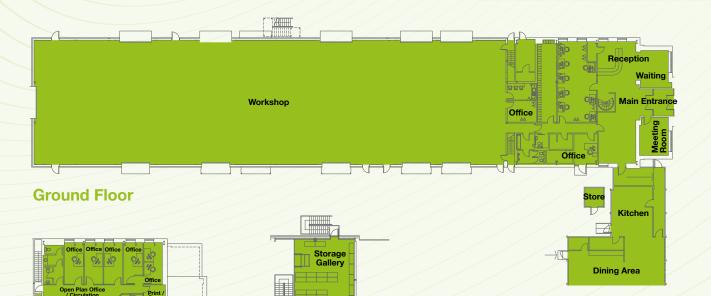
To be agreed, but upon the conclusion of legal missives.

Indicative Floor Plan









Storage Gallery



Accommodation

Available Units	SQ M	SQ FT
Ground Floor Offices	196.9	2,119
1st Floor Offices & Canteen	381.0	4,101
Electronic Lab	102.3	1,102
Main Workshop Area	1,090.1	11,734
Open Side Workshop Extension	274.0	2,949
Total	2,044.3	22,005
Yard	TBC	TBC

First Floor



The Horizon Centre

Exploration Drive, Bridge of Don, Aberdeen AB23 8GX



The property will need to be reassessed when a tenant takes occupation. Any ingoing tenant will have the right to appeal the rating assessment.

Legal Costs

Each party will be responsible for their own costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax and registration dues, as applicable.

Rent

Upon application.

Lease Terms

Our client is seeking to lease the premises on a medium to long term lease. Any lease would provide for periodic rent reviews.

EPC

The property has an EPC rating of D. A copy of the certificate can be made available upon request.



Viewing and Further Information

enquiries@aberdeenenergypark.com 01224 933 003



Paul Richardson 07789 986 141 paul.richardson@ryden.co.uk

DISCLAIMER: 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 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: February 2025.