

The Horizon Centre

Exploration Drive,
Bridge of Don,
Aberdeen AB23 8GX

Industrial Facility & Office Space with Secure Yard

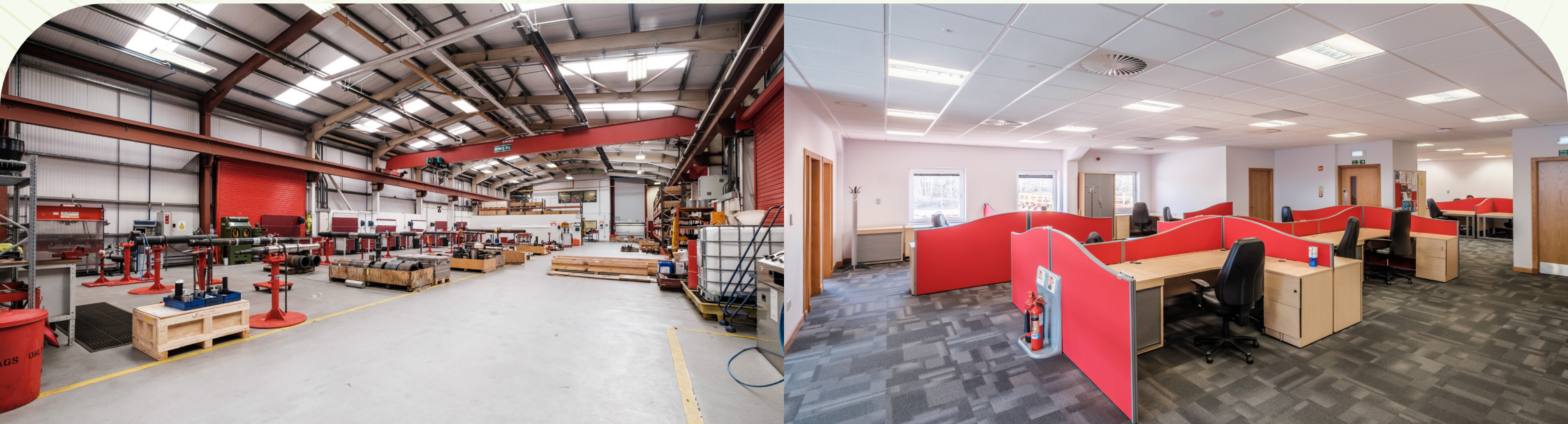


Industrial Workspace

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



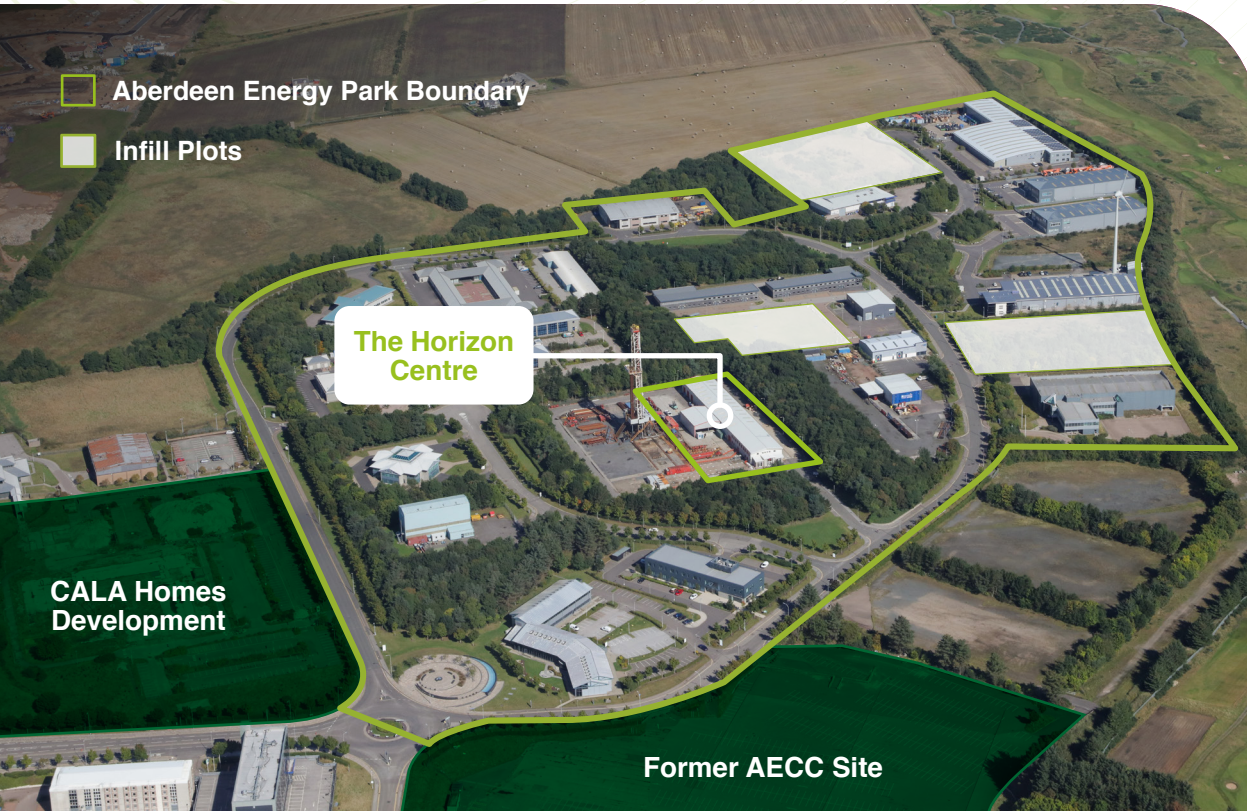
24 Hour
Access



Accessible
Spaces

Location

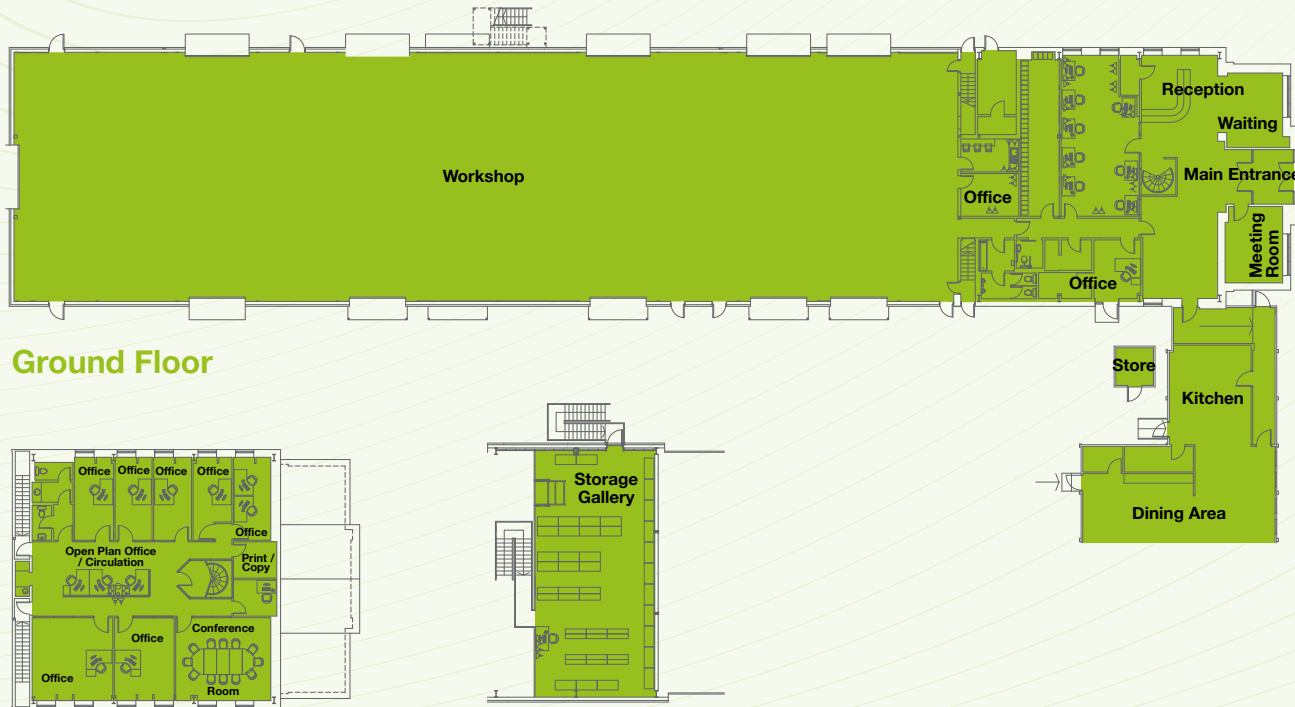
The Horizon Centre has excellent car parking capacity for tenants and visitors. It is close to the main A90 peripheral route and is easily accessible from Aberdeen city centre as well as the airport, Aberdeen Royal Infirmary and both universities.



Entry

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

Indicative Floor Plan



Ground Floor

First Floor

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

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Rateable Value

The property will need to be reassessed when a tenant takes occupation. Any incoming 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

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Ryden

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