

Energy Development Centre

Claymore Drive, Bridge of Don,
Aberdeen AB23 8GD

Units 3, 9 & 10 available to
lease. Hybrid workshop/
office space with car
parking located close
to the Grub café.



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

Unit 3 available for let on FRI basis. Unit 9 & 10 are currently let on a FRI basis until 23rd June 2027, however there is a break option available on 23rd June 2025.

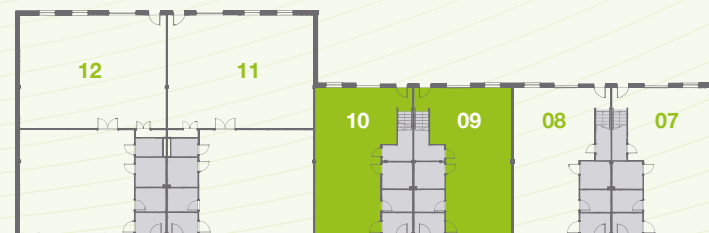


Indicative Floor Plans

BLOCK 1



BLOCK 2



Parking

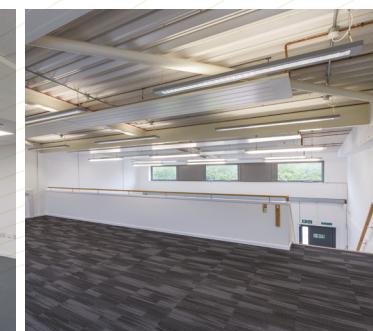
Ample on site parking available and electric car charging points available.

Entry

Available for immediate occupation, subject to conclusion of missives.

Availability

Units	SQ M	SQ FT
3	147	1,582
9	147	1,582
10	147.50	1,588



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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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