



FLEXIBLE ACCOMMODATION

ALL INCLUSIVE RENT

NO VAT PAYABLE



FG Burnett

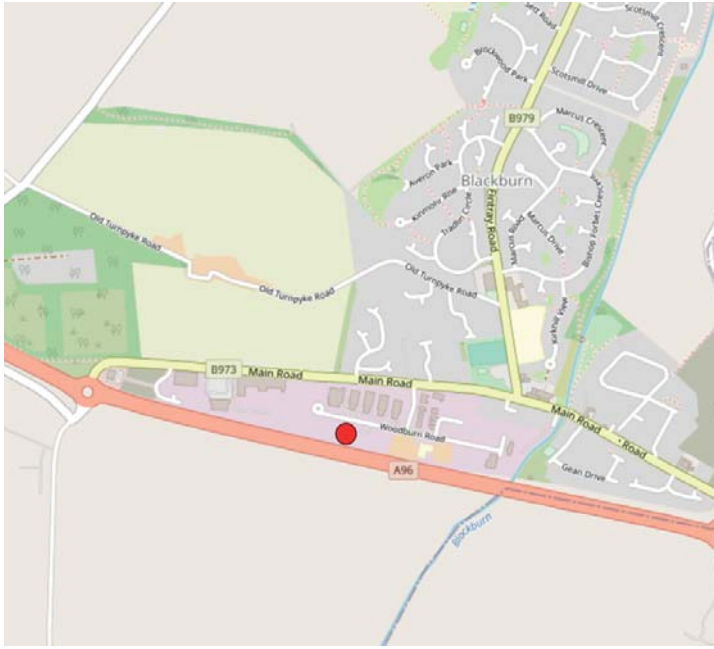


TO LET Part First Floor, H&R House

Woodburn Road, Blackburn, Aberdeen, AB21 OPS | 94.8 sq.m (1,020 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The subjects are situated in a prominent position on Woodburn Road within the well established Blackburn Industrial Estate. Lying approximately 9 miles to the north west of Aberdeen City, the property benefits from excellent transport links overlooking the A96, the main arterial route to Inverness. Transport links are further enhanced by the Aberdeen Western Peripheral Route serving Dyce, Westhill and Bridge of Don.

Surrounding commercial occupiers include EPIT Group, XL Global Group Limited, JM Taylor Financial Services, Online Electronics, Archer with Starbucks situated at the Kinellar Roundabout.

DESCRIPTION

The accommodation comprises part of the first floor contained within a modern detached two storey building:-

- Open plan floor plate which could be sub-divided
- Communal kitchen and break out area
- Staff welfare facilities including separate shower
- Fibre Optic Broadband providing rapid internet connection
- Access to a separate meeting room

RENT

On application.

RATEABLE VALUE

The suite would require to be re-assessed upon occupation. An ingoing tenant may benefit from rates relief under existing schemes.

LEASE TERMS

Flexible lease duration.

EPC

D (52). Copy available on request.

VAT

The property is not elected for VAT and is therefore not payable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

CAR PARKING

9 car parking spaces. Ratio of 1:113 sq.ft.

FLOOR AREA

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the approximate area derived:-

First Floor	94.8 sq.m	1,020 sq.ft
Total	94.8 sq.m	1,020 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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