



HERITABLE (FREEHOLD) OPPORTUNITY WITH SHORT TERM INCOME
DETACHED OFFICE & WAREHOUSE WITH SECURE YARD



FG Burnett



FOR SALE

Broadfold Road

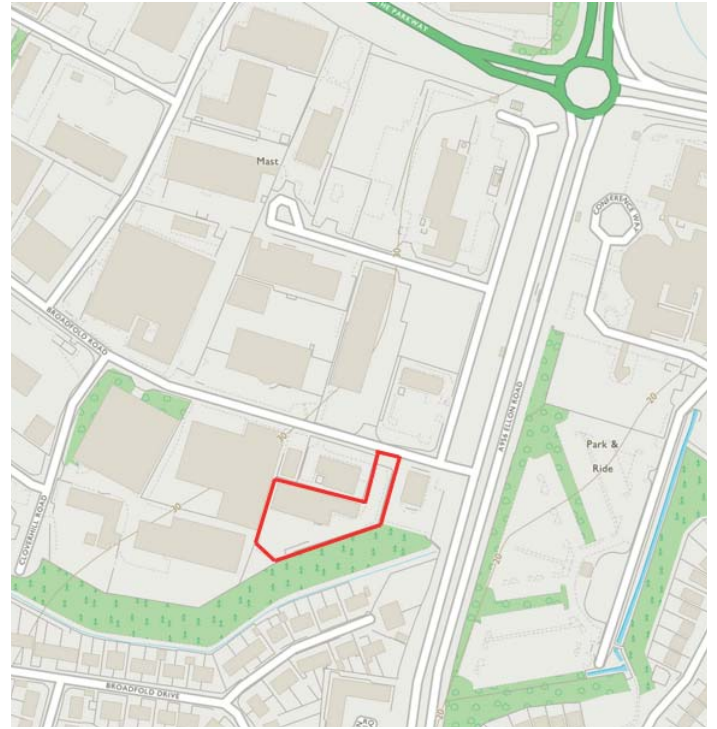
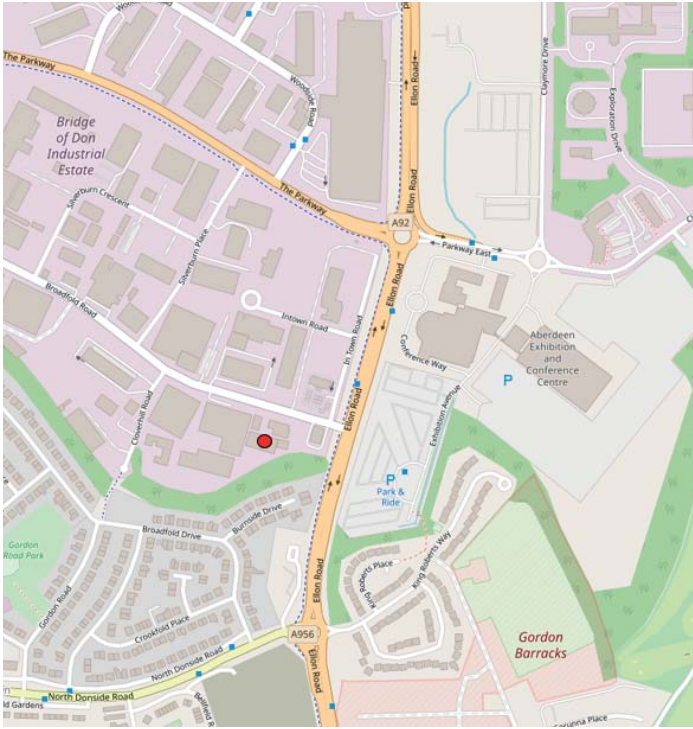
Bridge of Don, Aberdeen, AB23 8EE

Warehouse with Office Accommodation extending to 992.5 sq.m (10,683 sq.ft)

Secure Yard extending to 500 sq.m (5,382 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



HERITABLE (FREEHOLD) OPPORTUNITY WITH SHORT TERM INCOME DETACHED OFFICE & WAREHOUSE WITH SECURE YARD

LOCATION

The property is located on Broadfold Road, approximately 3 miles North of Aberdeen City Centre and benefits from excellent access to both the Parkway (A90), Aberdeen's inner ring road and Ellon Road (A956), which provides access to Aberdeen City Centre to the South. The Aberdeen Western Peripheral Route is located 3 miles to the North and has further improved connectivity between Bridge of Don and the rest of Aberdeen. The building is surrounded by mainly industrial occupiers with a number of trade counter occupiers and drive-thrus also in close proximity.

DESCRIPTION

A detached industrial building consisting of warehouse accommodation with single storey office accommodation to the front. There is also a secure yard with access directly off Broadfold Road.

The building is of steel portal frame construction with concrete floor and blockwork walls to dado height and insulated metal cladding above and pitched roof. Natural light is provided via translucent roof panels and is supplemented by high bay light fittings. Vehicular access is provided by two roller shutter doors.

The office and welfare accommodation is arranged over a single storey to the front of the building. These provide a mixture of open plan and cellular office space along with WC, common kitchen facilities, board room and reception area.

Externally there is exclusive car parking and a secure storage yard laid to tarmacadam.

FLOOR AREAS

The subjects have been measured on a gross internal area in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate areas calculated:-

Warehouse	789.6 sq.m	8,500 sq.ft
Workshop Toilets, Welfare, Locker Rooms etc	41.5 sq.m	446 sq.ft
Offices	161.4 sq.m	1,737 sq.ft
Total	992.5 sq.m	10,683 sq.ft
Secure Yard	500.0 sq.m	5,382 sq.ft

SALE TERMS

Our clients are seeking to sell their heritable interest subject to and with the benefit of the occupational lease to Enhanced Drilling UK Limited. The lease is on Full Repairing and Insuring terms and extends through to 31 March 2024.

The current rent is £95,000 per annum.

The lease is guaranteed by AGR Drilling Services Holdings AS. Financial information on Enhanced Drilling UK Limited and AGR Drilling Services Holdings AS is available on request.

First Integrated Solutions Ltd are the current occupier by virtue of a sub-lease.

PRICE

Offers with the benefit of the occupational lease in place are sought over £895,000.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £114,000.

Any ingoing occupier will have the right to appeal the Rateable Value. Interested parties should verify all rating figures with the Local Authority.

EPC

The subjects have an Energy Performance Certificate rating of D. Full documentation is available on request.

VAT

All prices quoted in the Schedule are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction. The incoming occupier will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

ANTI MONEY LAUNDERING (AML)

To satisfy HRMC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.



BROADFOLD ROAD

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Secure Yard extending to 500 sq.m (5,382 sq.ft)



VIEWING & OFFERS

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



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