



FLEXIBLE MODERN 'ALL INCLUSIVE' OFFICE ACCOMMODATION



FG Burnett



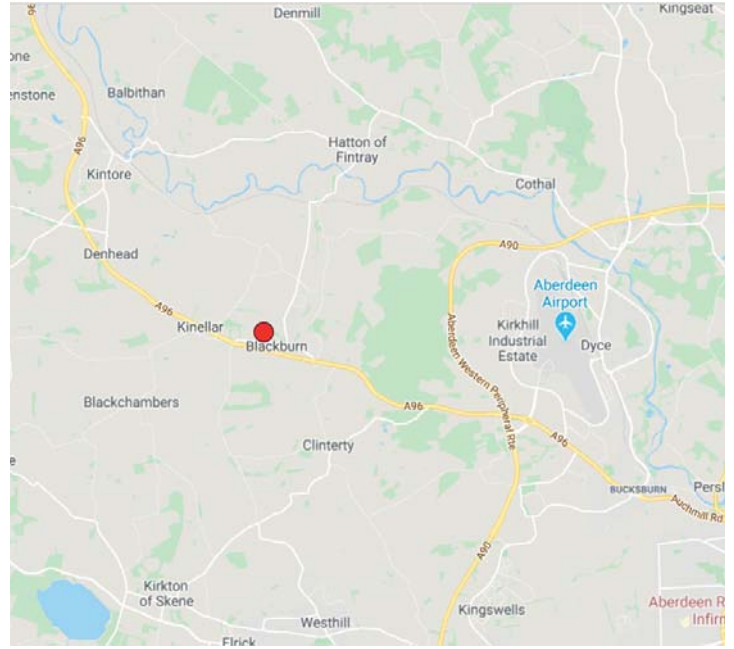
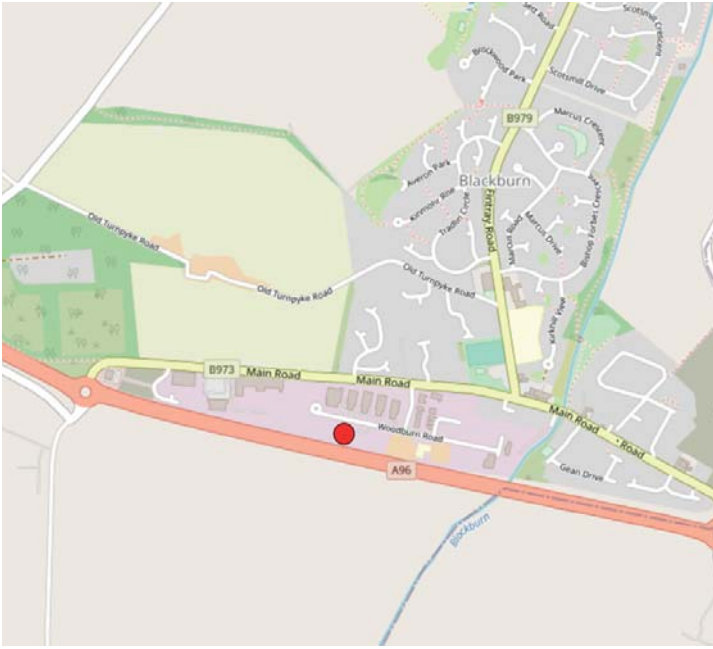
TO LET

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 suburb of Blackburn, approximately 9 miles to the north west of Aberdeen City Centre, a short distance away from the Kinellar Roundabout overlooking the A96, the main Aberdeen to Inverness arterial route which offers excellent access to the established business areas of Dyce, Bridge of Don and Westhill. Transport links are further enhanced by the Aberdeen Western Peripheral Route, with a major junction at the interchange of the A96 and Dyce Drive approximately 3 miles to the east.

Surrounding commercial occupiers include Online Electronics, The XL Group and Impact Selector.

DESCRIPTION

- Part of the first floor contained within a modern detached two storey office pavilion
- Open plan floor plate however, could be partitioned to form cellular offices
- Gas fired central heating system
- A shared kitchen and break out area is offered along with gents and ladies toilets and separate shower cubicle
- Fibre optic line is available which provides rapid internet connection

PROPERTY DETAILS

Rent	On application.
Rateable Value	Rates payable included in the rent.
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 Areas	The property has been measured in accordance with the RICS Code of Measuring Practice (6th 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.

GRAEME NISBET

t. 01224 597532
 e. graeme.nisbet@fgburnett.co.uk

LISA COWIE

t. 01224 597536
 e. lisa.cowie@fgburnett.co.uk

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