

OFFICE, WORKSHOP & YARD FOR SALE



**BLACKDOG INDUSTRIAL CENTRE,
BRIDGE OF DON,
ABERDEEN, AB23 8BT**

LOCATION

The property is located within the Blackdog Industrial Centre which lies approximately 4 miles to the north of Aberdeen and adjacent to the A90 trunk road and Aberdeen western peripheral route intersection which has been recently completed.

Other occupiers within the location include Asco UK, Expro North Sea and Well Ops.

Aberdeen is Scotland's third city known as the oil capital of Europe and benefits from one of the most dynamic economies within the UK.

The site is as shown on the street plan opposite which has been provided for identification purposes only.

DESCRIPTION

The property comprises a two storey modern detached office building of steel frame construction with profile metal cladding incorporating extensive glazing and an attractive two storey glazed reception area.

There is also a detached warehouse of steel portal frame construction, clad externally with double skin profile metal cladding and a concrete floor.

This unit has been subdivided into three distinct sections comprising warehouse, workshop/warehouse and garage/workshop.

There is also a single storey flat roofed bothy and a lean to store.

The warehouse and workshops have been altered to incorporate offices at ground floor with mezzanine storage above.

ACCOMMODATION

The following accommodation is provided:

	Gross Internal Area
A) Detached Office	
<u>Ground Floor</u>	
Open plan office, reception, kitchen, male, female and disabled toilet, stores	164.66 m ² (1,772 sq ft)
<u>First Floor</u>	
Open plan office, 3 individual offices, boardroom, kitchen, male and female toilets	164.66 m ² (1,772 sq ft)
Total	329.32 m² (3,544 sq ft)
B) Warehouse/Workshop	
<u>Unit 1</u>	
3 offices, disabled toilet, kitchenette, workshop	317.98 m ² (3,423 sq ft)
Mezzanine storage	177.72 m ² (1,913 sq ft)
<u>Unit 2</u>	
Warehouse/workshop	210.37 m ² (2,264 sq ft)
Mezzanine storage	77.32 m ² (832 sq ft)
<u>Unit 3</u>	
Garage/workshop, bothy, toilet	212.59 m ² (2,288 sq ft)
Mezzanine storage	26.6 m ² (286 sq ft)
Lean to store	29.0 m ² (312 sq ft)
Bothy	85 m ² (915 sq ft)
Total Industrial	854.79 m² (9,201 sq ft)
Total Mezzanine	281.59 m² (3,031 sq ft)

YARD

In addition to generous car parking and loading/unloading access there is a substantial area of open storage provided finished in tarmacadam.



SERVICES

All mains services are installed. The offices are heated and cooled by a mixture of comfort cooling and radiators and the industrial space by high level bowlers.

RATING ASSESSMENT

The property is entered in the current Valuation Roll at £132,000 Net & Rateable Value.

The Uniform Business Rate for the year 2019/2020 is 51.6p in the £.

PRICE

Offers in the region of £1,000,000.

VAT

All figures quoted are exclusive of Value Added Tax.

ENTRY

On conclusion of legal formalities.

EPC

The property has an Energy Performance Rating of E for the office and D for the workshop.

GROUND TENURE

Freehold.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser liable for LBTT and registration dues in the normal manner.

OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

To arrange a viewing or for further information, please contact:

AB Robb Limited
10B Queens Gardens
Aberdeen, AB15 4YD

Contact: Alex Robb
Email: alex@abrobb.com
Tel: 01224 611800

Carron Real Estate
45 (1F) Frederick Street
Edinburgh, AH2 1EP

Contact: Paul McInnes
Email: paulmcinnes@carronrealestate.co.uk
Tel: 0131 235 2195