

TO LET/FOR SALE

Modern Office Pavilion

Arranged Over Two Levels

11 Dedicated Car Parking
Spaces

276.34 SQM (2,974 SQFT)

Upon Application

Rent - £25,000 Per Annum

VIRTUAL TOUR 

117 GRANDHOLM DRIVE, ABERDEEN, AB22 8AE

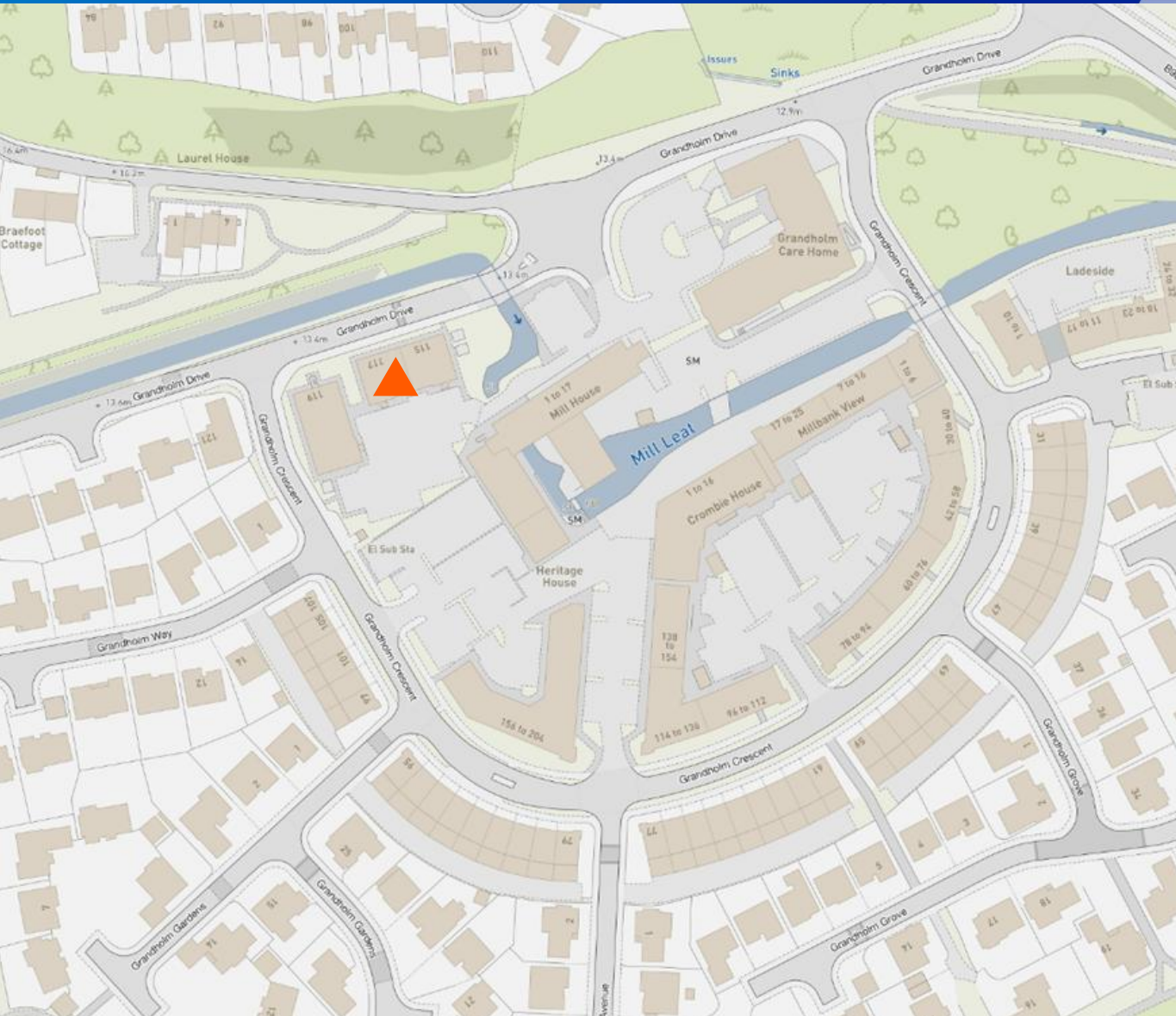
CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202800 | **shepherd.co.uk**
Shona Boyd shona.boyd@shepherd.co.uk





Location

117 GRANDHOLM DRIVE, ABERDEEN AB22 8AE

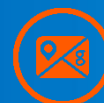


The subjects are located within the Grandholm area of the City to the southwest of Bridge of Don and approximately 4 miles north of Aberdeen City Centre. The location is accessed from Gordon Brae which in turn links to The Parkway and Ellon Road ensuring that the location is well connected to all parts of the City.

Grandholm comprises of a mixed-use location with a large residential offering being complimented by office and retail offerings.



Description



FIND ON GOOGLE MAPS



Floor Plans

117 GRANDHOLM DRIVE, ABERDEEN AB22 8AE



Ground Floor



First Floor



Description

117 GRANDHOLM DRIVE, ABERDEEN AB22 8AE



The subjects comprise a modern two storey, semi-detached office premises with associated car parking. The building is of steel frame construction clad externally in brick work and painted render with a corner section of the building forming a full height glazed atrium. The roof over is of pitched profile metal sheeting.

Internally, the subjects are configured to provide partitioned office space at ground floor level with associated tea making facilities along with an open plan working areas at first floor level with kitchen accommodation. The office areas have been carpeted throughout with a suspended ceiling installed incorporating recessed fluorescent lighting and air conditioning cassettes. A lift is installed serving both floors along with w.c. facilities.

Car Parking

The premises benefit from 11 dedicated car parking spaces





Accommodation

	m ²	ft ²
Ground Floor	137.07	1,475
First Floor	139.27	1,499
Total	276.34	2,974

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Sub-Division

Consideration will be given to a lease on a floor by floor basis

Rental

£25,000 per annum exclusive of VAT at the prevailing rate.

Lease Terms

The subjects are available on the basis of a new lease of negotiable duration.

Price

Upon Application.

Rateable Value

The subjects are currently entered into the Valuation roll as at 1st April 2023 as follows:

Office - £36,750

Car Parking - £2,700

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Rates Relief may be available with further information available upon request.

Energy Performance Certificate

The subjects currently have an EPC rating of "E"

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Mark McQueen

Mark.mcqueen@shepherd.co.uk



Shona Boyd

Shona.boyd@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)