

DM HALL



To Let

Office

32 Scotstown Road,
Bridge of Don,
Aberdeen,
AB23 8HG



217.10 SQM
(2,337 SQ FT)

Property Details

- Prominent roadside location
- Self-contained first floor office suite
- Mix of open-plan and private offices
- Flexible lease terms available
- 13 dedicated on-site car parking spaces
- Price on Application

LOCATION

Situated on the east side of Scotstown Road, the property occupies a high-profile roadside position within the Bridge of Don Industrial Estate, approx. 4 miles north of Aberdeen city centre.

DESCRIPTION

The property comprises a modern, self-contained first-floor office suite within a detached two-storey building. Key features include:

- Open-plan and cellular offices
- High levels of natural light
- Designated kitchen / tea prep area
- Private WC facilities
- Self-contained access
- 13 designated on-site car parking spaces.

DM HALL



Regulated by
RICS

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edition):

First Floor	217.10 sq m	(2,337 sq m)
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ENERGY PERFORMANCE

B [30]

Full documentation available on request.

NON DOMESTIC RATES

The property is currently entered in the Valuation Roll with a Rateable Value of £18,250, effective from 1 April 2026.

The next revaluation is scheduled for 1 April 2029.

Subject to meeting the relevant criteria, the property may be eligible for up to 100% rates relief under the Small Business Bonus Scheme. Interested parties should make their own enquiries with the local authority to confirm eligibility.

The uniform business rate for the 2026/2027 financial year is 48.1p in the pound.

Based on this, the estimated annual rates payable are in the region of £8,778, prior to any reliefs or transitional adjustments.

Water and wastewater charges are payable in addition.

Make an enquiry

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RENT

Price on application

SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common parts of the building and the development.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchaser(s)/Tenant(s). Once an offer has been accepted, the prospective Purchaser(s)/Tenant(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM Hall Commercial Department

4-5 Union Terrace
Aberdeen AB10 1NJ

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.