

### Industrial / Leisure

**Unit 1,  
32 Scotstown Road,  
Bridge Of Don,  
Aberdeen,  
AB23 8HG**



- Unique opportunity for industrial and potential leisure occupiers
- Excellent access to the A90 dual carriageway north and south.
- Dedicated 12 car parking spaces
- Rent: £40,000 per annum on FRI lease terms.

**489.03 SQM  
(5,264 SQ FT)**

# Property Details

## LOCATION

Bridge of Don is an established commercial hub north of Aberdeen, offering immediate access onto the A90 (AWPR) dual carriageway providing direct routes south to Aberdeen City Centre (approx. 4 miles) and north to Peterhead (approx. 30 miles). Scotstown Road Industrial Estate occupies a central position within Bridge of Don, surrounded by occupiers including LSG Subsea, Kelly Communications and Batley's Cash & Carry.



Map Link

## DESCRIPTION

Unit 1, Scotstown Road comprises a modern end-terrace industrial unit of steel portal frame construction with rendered blockwork dado walls and profile metal cladding above, under a pitched roof incorporating translucent light panels.

Internally, the accommodation provides a clear-span workshop together with office and ancillary staff accommodation arranged over ground floor.

Externally the property benefits from dedicated car parking to the front elevation.

Specification includes

- Approx 6.00m wall head height
- High bay lighting
- Manual roller shutter door (approx 4m wide x 5.5m high)
- Three-phase power supply
- Dedicated car parking to front elevation (12 spaces).

The unit has historically operated under Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage & Distribution) of the Town & Country Planning (Use Classes) (Scotland) Order 1997. More recently, planning consent has been granted for Class 11 (Assembly & Leisure) use.



Digital Tour

**DM HALL**



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**RICS**

## ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Workshop, Office & Ancillary 489.03sqm (5,264 sq ft)

## SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

## ENERGY PERFORMANCE

A [09] Full documentation is available upon request.

## NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £28,250\*

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

## RENT

£40,000 per annum on Full Repairing and Insuring lease terms. Approximate annual insurance costs are available on request.

## SERVICE CHARGE

A service charge will be payable to cover the cost of the maintenance, upkeep and repair of the common parts of the building and development.

The service charge is estimated to be £1,000 per annum.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## COSTS

Each party will be responsible for their own costs. Any ingoing tenant will be responsible for their own legal costs. Any ingoing tenant 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 Tenants. Once an offer has been accepted, the prospective 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.

## Make an enquiry

Christopher.Paul@dmhall.co.uk

Melissa.Morrice@dmhall.co.uk

**DM Hall Commercial Department**

4-5 Union Terrace  
Aberdeen AB10 1NJ

01224 594 172

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