

# UNITS 3A & 3B WOODSIDE ROAD INDUSTRIAL ESTATE

BRIDGE OF DON AB23 8EF

TO LET - terrace warehouses with cranes and laydown space





## DESCRIPTION

The subject property is a terraced industrial facility, with the opportunity to split, featuring ancillary office accommodation and staff welfare. The property benefits from laydown space to the front of the unit which could be utilised by both units if split.

The workshop benefits from the following specification:

- 5 metre eaves height
- 7.5 metre apex
- Vehicular access via an electric roller shutter door: (4.5m H ; 4m W)
- Office accommodation and staff welfare
- High-bay LED lighting
- Gas blower heaters
- 2x 5-tonne overhead cranes in unit 3A
- 4-tonne gantry crane in unit 3B

## LOCATION

The property is located off Woodside Road, situated within Bridge of Don Industrial Estate, approximately four miles north of Aberdeen City Centre.

Additionally, the estate is in close proximity to the A90 and the Blackdog Junction of the Aberdeen Western Peripheral Route (AWPR) which provides easy access to the north, south and west of Aberdeen.

Surrounding industrial occupiers include Nortruck, Andrews Survey, Howdens and Allied International.

## ACCOMODATION

Units 3A & 3B can be taken individually or as a whole.

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) We calculate the approximate gross internal floor areas to be as follows:

Unit 3A	SQ M	SQ FT
Warehouse	429	4,622
Office / Staff Welfare	33	356
<b>Total</b>	<b>462</b>	<b>4,978</b>

Unit 3B	SQ M	SQ FT
Warehouse	415	4,477
Office / Staff Welfare	47	501
<b>Total</b>	<b>462</b>	<b>4,978</b>



**Units 3A & 3B Woodside Road Industrial Estate** Bridge of Don AB23 8EF

## LEASE TERMS

The units are available to lease for the following rental values:

Unit 3A - £30,000

Unit 3B - £30,000

## RATEABLE VALUE

The units are entered into the valuation roll in a single entry. The units are entered into the valuation roll with a rateable value of £63,500 which will be effective as of the 1st April 2026.

An estimate can be provided should the units be taken on a separate basis.

## ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of C. The EPC certificate can be made available upon request.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

## ANTI-MONEY LAUNDERING

Under both HMRC and RICS guidance, we are obliged to undertake AML diligence. As such, personal and/or detailed financial and corporate information may be required before any terms are agreed or any transaction can conclude.

## VAT

All prices, rent and premiums are quoted exclusive of VAT which may be applicable.

## ENTRY

Immediately upon conclusion of missives.

## VIEWINGS AND OFFERS

By prior arrangement with either of the joint agents, to whom all formal offers should be submitted in Scottish legal form.

## CONTACT

For further information please contact:



**Ben Clark**

ben.clark@savills.com  
+44 (0) 1224 971 123

**Claire Herriot**

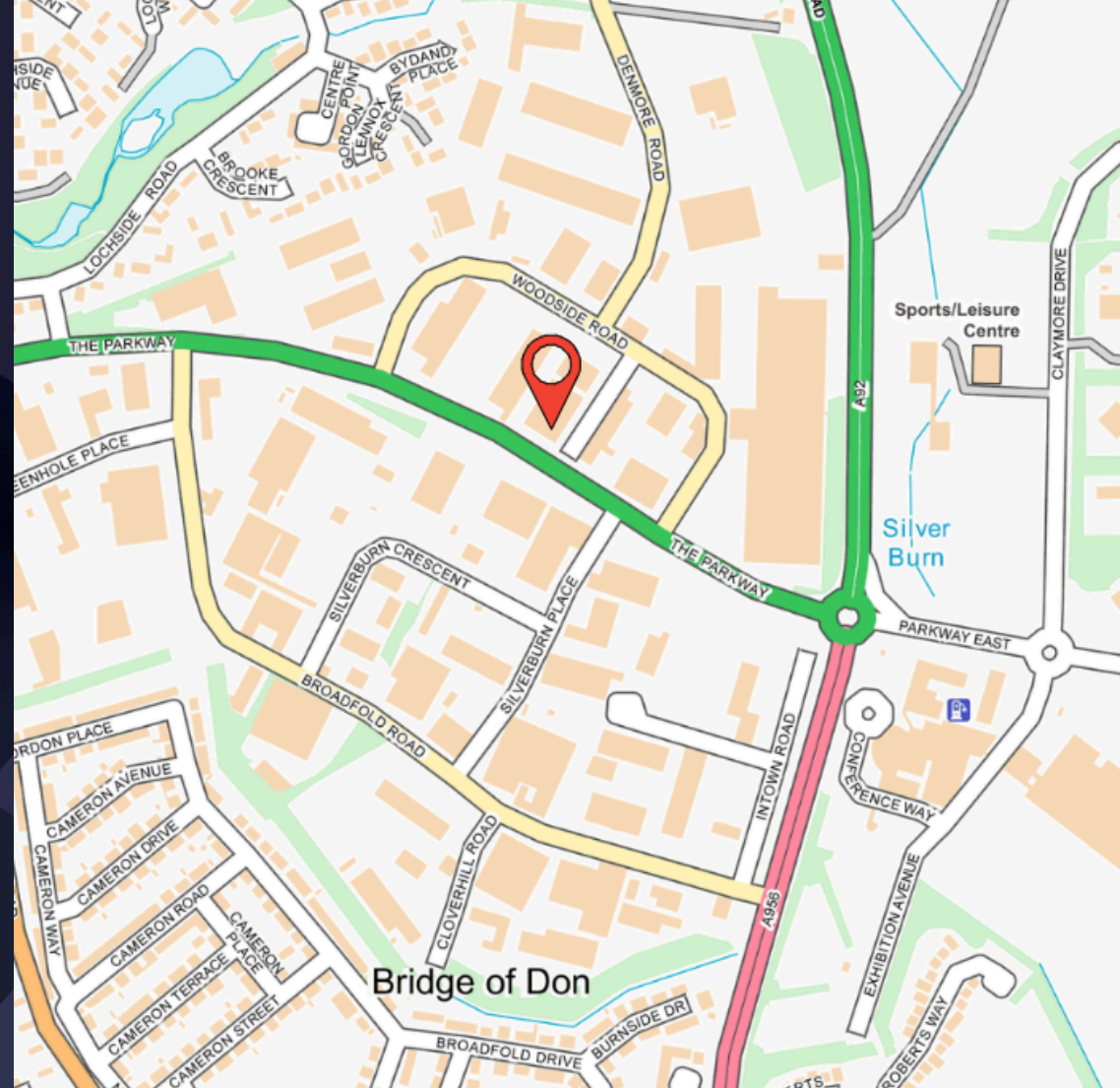
claire.herriot@savills.com  
+44 (0) 1224 971 139

**Scott Hogan**

scott.hogan@knightfrank.com  
+44 (0) 7468 729 768

**Matthew Park**

matthew.park@knightfrank.com  
+44 (0) 7810 599 964



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