



# BRAEHEAD WAY

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Bridge Of Don  
Aberdeen  
AB22 8RR

Local Occupiers Include

**Morrisons Daily**

ledingham|chalmers  
SOLICITORS





# BRAEHEAD WAY



## DESCRIPTION

This development is located in the popular suburb of Bridge of Don, home to a thriving community of over 19,500 residents. Located just 4 miles north of Aberdeen City, it benefits from excellent transport links, providing easy access to both north and south via road and rail networks.

Braehead Way is nestled within a high-density residential area and in close proximity to Bridge of Don Academy. Nearby retailers and services within the parade include Morrison's Local, Porters Pharmacy, Ledingham Chalmers Solicitors, and Charles McHardy Butchers. The upper floors of the building are predominantly occupied by local businesses, with a focus on health-related services.

## LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring Lease incorporating periodic upwards only rent reviews.

## RENT & RATES

Further information on rents, service charge and insurance costs is available on request.

## SERVICE CHARGE

A service charge will apply. Further details available upon request.

## SERVICES

All mains services are available.

## ENERGY PERFORMANCE

Further information available upon request.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## AML

To satisfy HMRC and RICS guidance, we are required to carry out AML diligence on a tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification where necessary 'Know Your Client' identity checks will be carried out to satisfy AML requirements when Heads of Terms are agreed.



# 13,332 sq.ft

Total development



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What Three Words



# 11

Retail units on site



# c.15

Parking Spaces

FIRST FLOOR



GROUND FLOOR



AVAILABLE UNITS

SUITE 3	sq.ft	sq.m
First Floor	1,129	104.8
RENT	£950 pcm	
RATEABLE VALUE	£10,000	
SERVICE CHARGE	On Request	

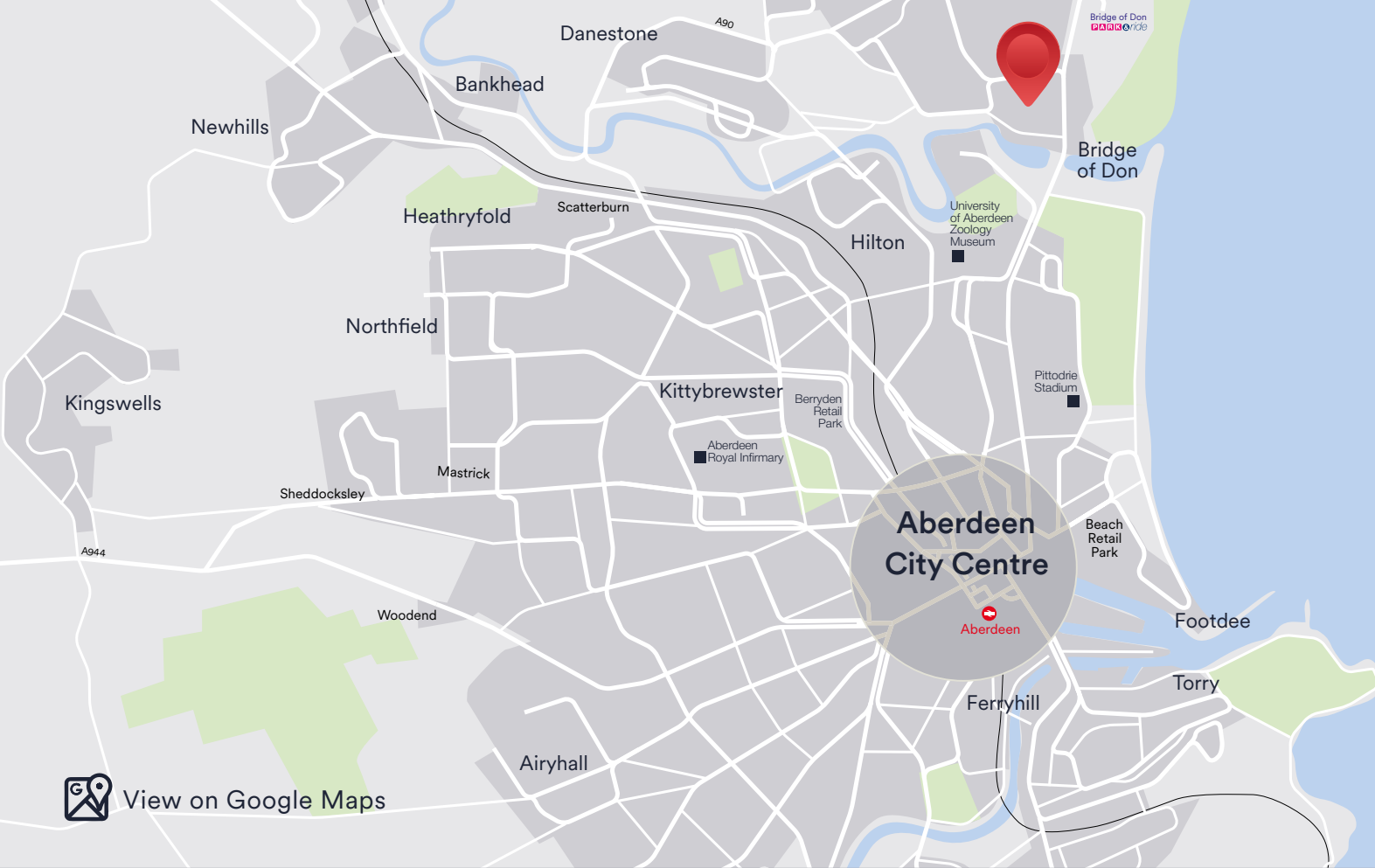
Suite 3 has recently been refurbished and features a new suspended tile ceiling with LED light fittings, painted walls, bare flooring - ready for a tenant fit-out, and benefits from natural daylight throughout.

The open plan suite has a tea prep to the rear, with communal WC's provided at this level.

SUITE 6	sq.ft	sq.m
First Floor	1,678	156
RENT	£1,350 pcm	
RATEABLE VALUE	£15,750	
SERVICE CHARGE	On Request	

Suite 6 is a self-contained suite and has most recently been used as traditional office space. The specification includes a suspended concrete floor, carpeted over, with painted plasterboard walls and natural daylight provided by double-glazed timber-framed units. Artificial lighting consists of a mix of LED and Category 2 fittings, while heating is provided by wall-mounted electric radiators.

The suite benefits from Category 5E cabling. The accommodation comprises 5 private offices, a staff room, a reception area, and 2 WCs.



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**LOCATION**

The Bridge of Don is a northern suburb of Aberdeen, Scotland, situated just across the River Don from the city centre. It serves as one of the main gateways into Aberdeen from the north.

Aberdeen is Scotland's third largest city and is widely regarded as the energy capital of Europe. It is home to two universities, a major international port, and an airport with regular domestic and international flights.

Aberdeen has a resident population of around 200,000 and a wider regional catchment of over 500,000.



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