

TO LET

SUITE 3 - Upper Floor

1,129 sq.ft

(104.89 sq.m)



FLEXIBLE LEASE TERMS AVAILABLE

M SUITE 3

Braehead Way, Aberdeen
Aberdeenshire
AB22 8RR

Occupiers Include
Morrisons Daily
POST OFFICE **COSTA**

M BRAEHEAD WAY

SUITE 3

LOCATION

This development is located in the suburb of Bridge of Don, home to a community of 19,500 residents. Located just 4 miles north of Aberdeen City, it benefits from excellent transport links, providing access to both the north and south. Occupiers within the centre include Morrisons Local, Ledingham Chalmers Solicitors, Porters Pharmacy and Charles McHardy Butchers. The upper floors are predominantly occupied by health and wellbeing related services.

DESCRIPTION

The subjects provide an upper floor suite accessed from the ground floor, off the main car park. The suite has recently been refurbished and provides open plan accommodation with a tea prep area. The specification includes:

- Painted plasterboard walls
- Upgraded ceiling with LED lighting
- New windows
- Bare flooring - ready for a tenant's fit-out
- Communal WCs are located at first floor.

UNIT SIZE

Total Area: 1,129 sq.ft (104.89 sq.m).

RENT

£10,500 pax + VAT

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £10,000.

SERVICE CHARGE & INSURANCE

Service Charge: On request.

Insurance: TBC.

ENERGY PERFORMANCE

C-31. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



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Retail Units On-Site



13,332 sq.ft

Total Area



What Three Words

kick.formal.object

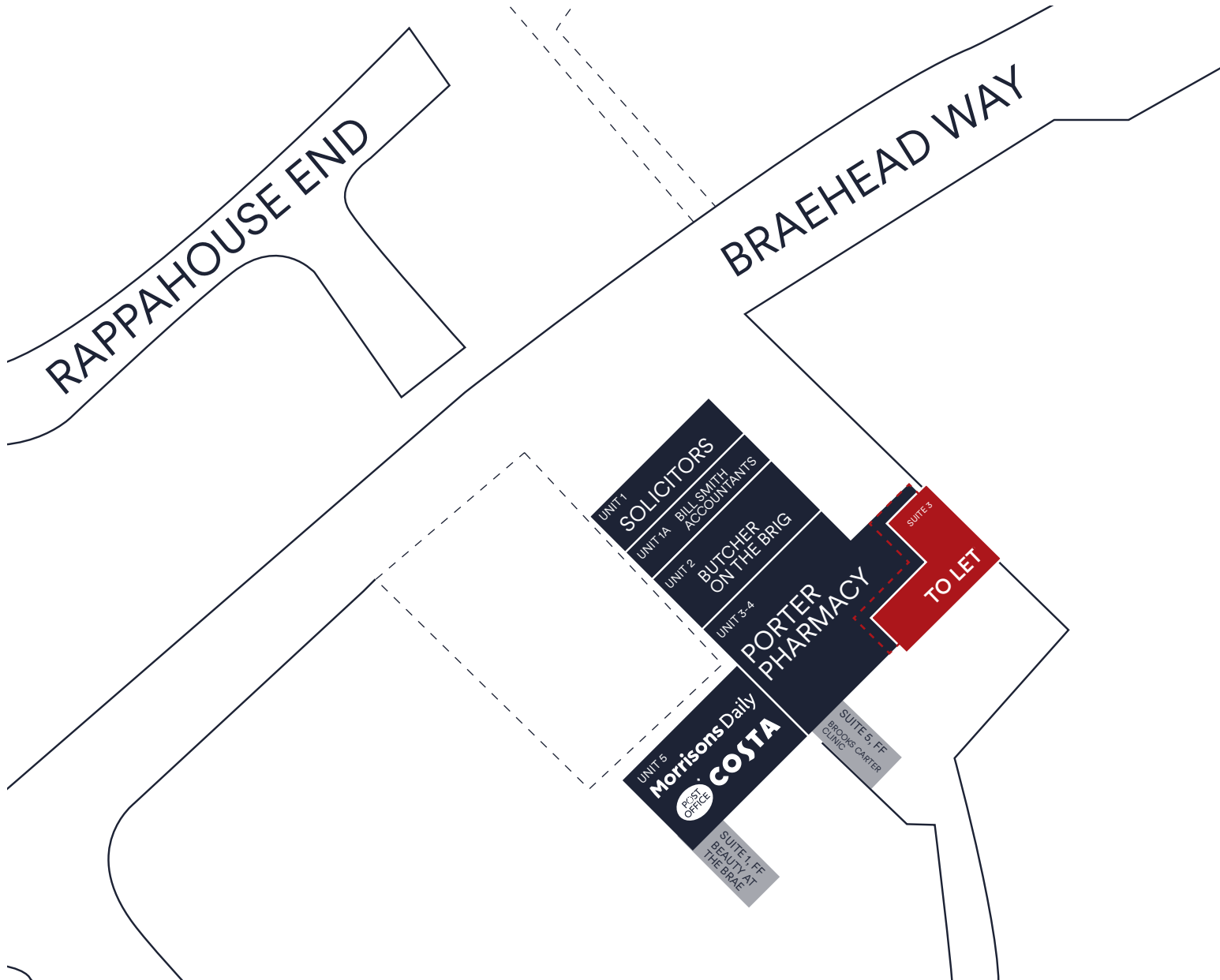
M BRAEHEAD WAY

SITE PLAN



George Kearney

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Viewing
Strictly via prior appointment
with the appointed agent:



Lisa Cowie

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