

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.



10

Retail Units On-Site



13,332 sq.ft

Total Area



What Three Words

kick.formal.object

M BRAEHEAD WAY

SITE PLAN



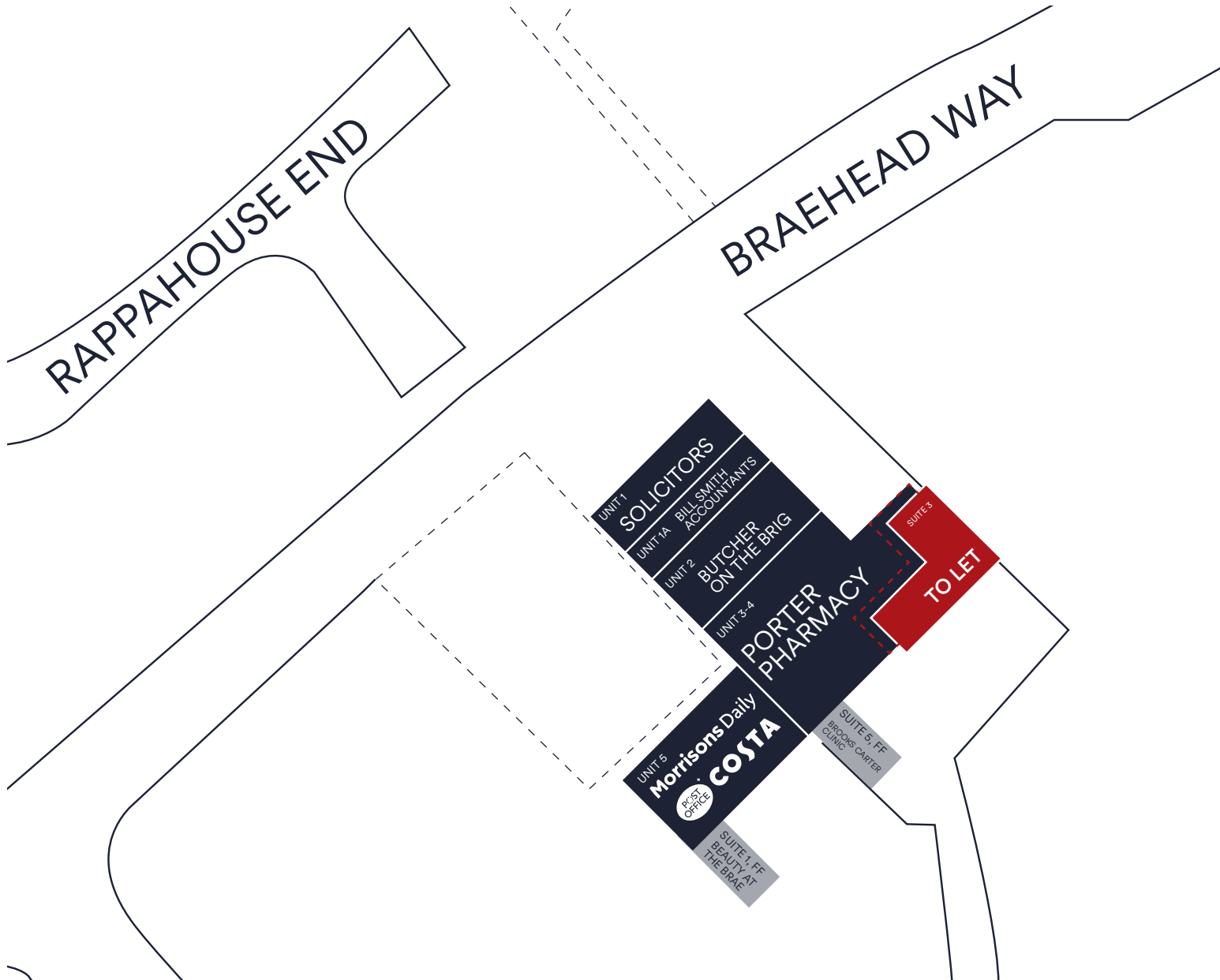
George Kearney

0207 233 5255
07714 679202
GKearney@lcpproperties.co.uk



Alex Williams

07741 951843
AWilliams@lcpproperties.co.uk



Viewing
Strictly via prior appointment
with the appointed agents:



Lisa Cowie

07597 581 619
lisa.cowie@fgburnett.co.uk

Sophie Evans

07591 836 657
sophie.evans@fgburnett.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-letting-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.