


# TO LET

## SUITE 3 - Upper Floor

## 1,129 sq.ft

(104.89 sq.m)

## FLEXIBLE LEASE TERMS AVAILABLE

**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.



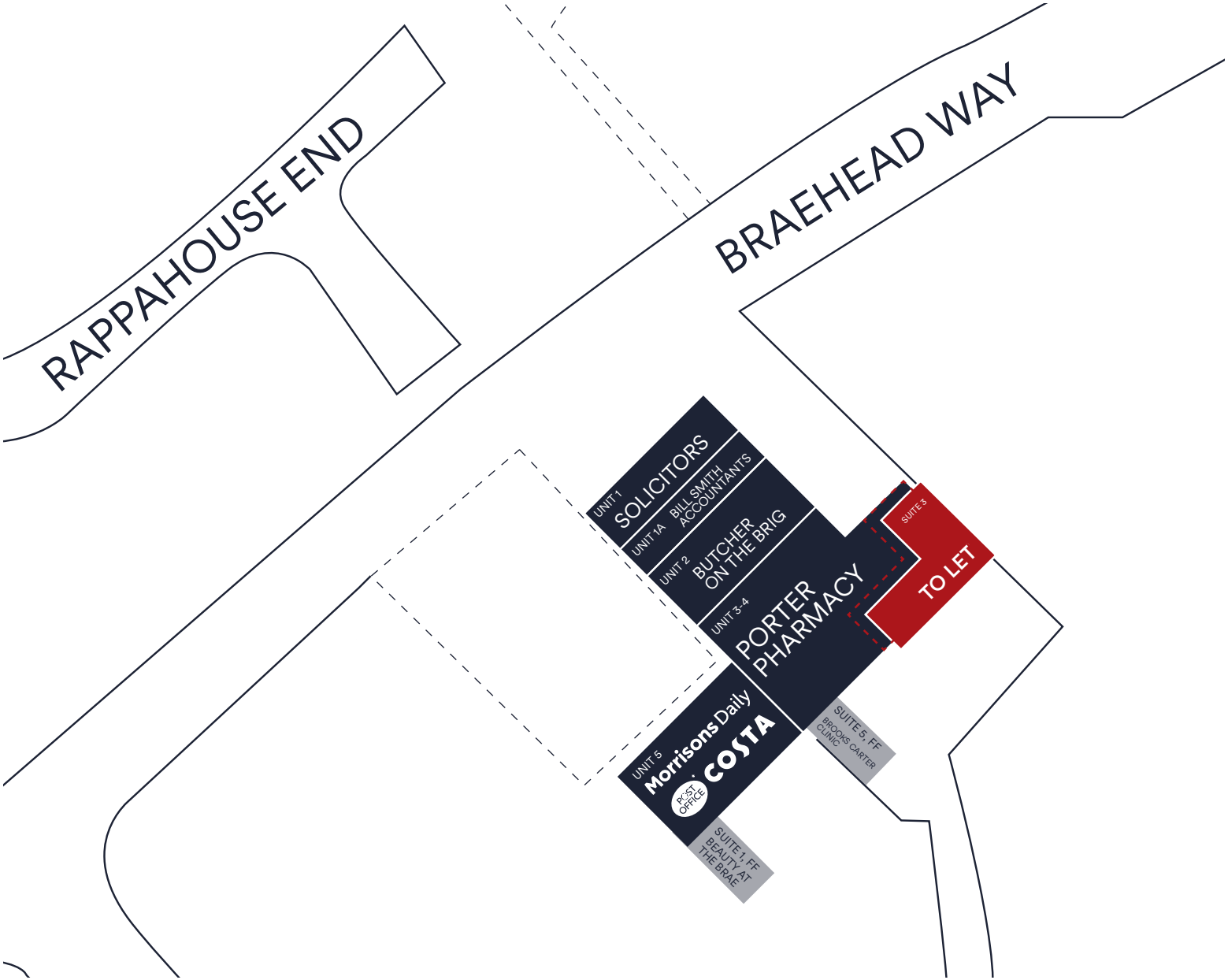

**10**
Retail Units On-Site

**13,332 sq.ft**
Total Area

**What Three Words**
kick.formal.object

# M BRAEHEAD WAY

## SITE PLAN




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