

TO LET

Robertson
Property
Consultancy

**Knight
Frank**

[KnightFrank.co.uk/aberdeen](https://www.knightfrank.co.uk/aberdeen)

Broadfold House, Broadfold Road, Bridge of Don, Aberdeen, AB23 8EE

- ◆ Open Plan Office suites
- ◆ Flexible sizes ranging from approx, 100 sq.m (1,076 sq.ft) up to 733 sq.m (7,892 sq.ft)
- ◆ Exceptional car parking ratio, 1 space : 129sq. ft
- ◆ Extensive refurbishment completed
- ◆ Ideal contract space



BROADFOLD HOUSE

**Broadfold Road, Bridge of Don,
Aberdeen, AB23 8EE**

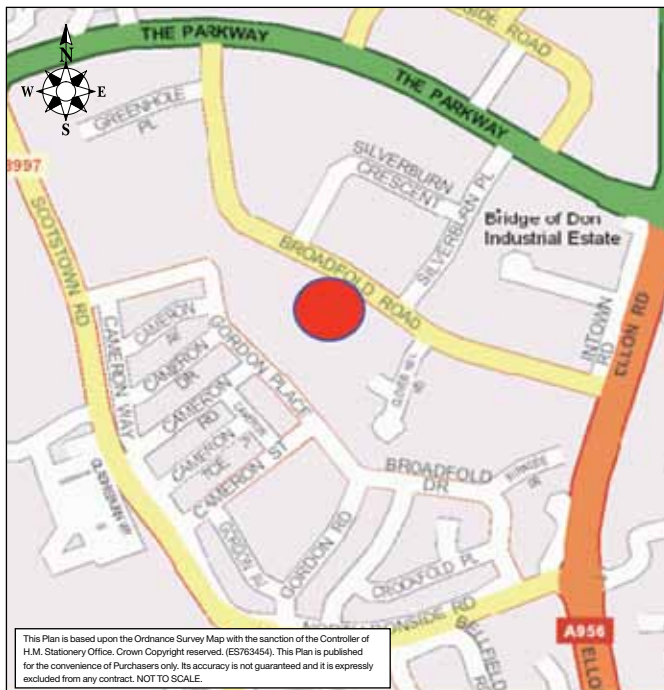
Location

The premises are situated to the North of Aberdeen City Centre, within Bridge of Don Industrial Estate on the West side of Broadfold Road, approximately 50 metres South of the junction with The Parkway. The Parkway (A90) is part of Aberdeen's inner ring road, from which it is possible to access all points North, South, and West, including the A96 to Inverness and A90 South to the Central Belt. The A956 Ellon Road which connects the City Centre with Ellon and Peterhead to the North, is also in close proximity.

The Aberdeen Western Peripheral Route (AWPR) is scheduled for completion in Q4 2017, with a major junction to the North of the city, which will further improve accessibility to the subject premises.

Aberdeen is one of the major global centres for Oil & Gas exploration and production, as well as the main service centre for the North East of Scotland, with a population of approximately 212,000, serving a regional catchment of approximately 500,000.

Other occupiers nearby include Bilfinger Salmis, GE Oil and Gas and Norse Ltd. The exact location of the premises is identified on the plan below.



Description

The subjects comprise part of the second and third floors of surplus offices within our client's 4 storey detached office building, completed in the early 1980's. The external fabric of the building is constructed with an insitu concrete frame and ground floor with pre-cast concrete upper floors, roof, and cladding panels. The front/East elevation of the building is stepped back on a floor-by-floor level, whilst the rear/West elevation is vertical.

The first floor projects beyond the front elevation of the ground floor, creating a canopy over the entrance. Full height enclosed stairwells project from the North and South elevations, giving access to all levels of the building. There is also a main central entrance, giving access to ground and first floors, with a lift providing access to the upper levels beyond. Each floor has its own kitchen together with male and female toilet facilities.

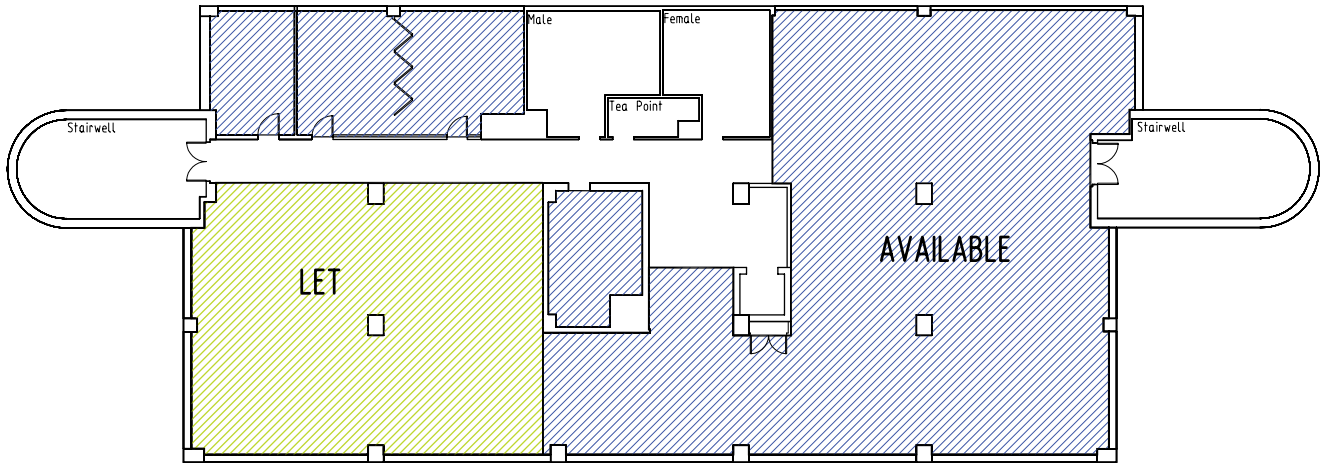
Internally, the available office space has undergone an extensive refurbishment. There are carpet tiled floors, painted and/or papered walls, suspended tiled ceilings with integral LG7 lighting and good natural light via the perimeter double glazed windows. There is currently a mix of perimeter and column trunking. Heating is provided via ducted vents through the ceiling void, powered by an oil-fired boiler.

The second floor is in "walk in condition" having recently been fitted out to an extremely high standard to include a mixture of open plan and cellular office accommodation, a large boardroom and modern kitchen/break out area.

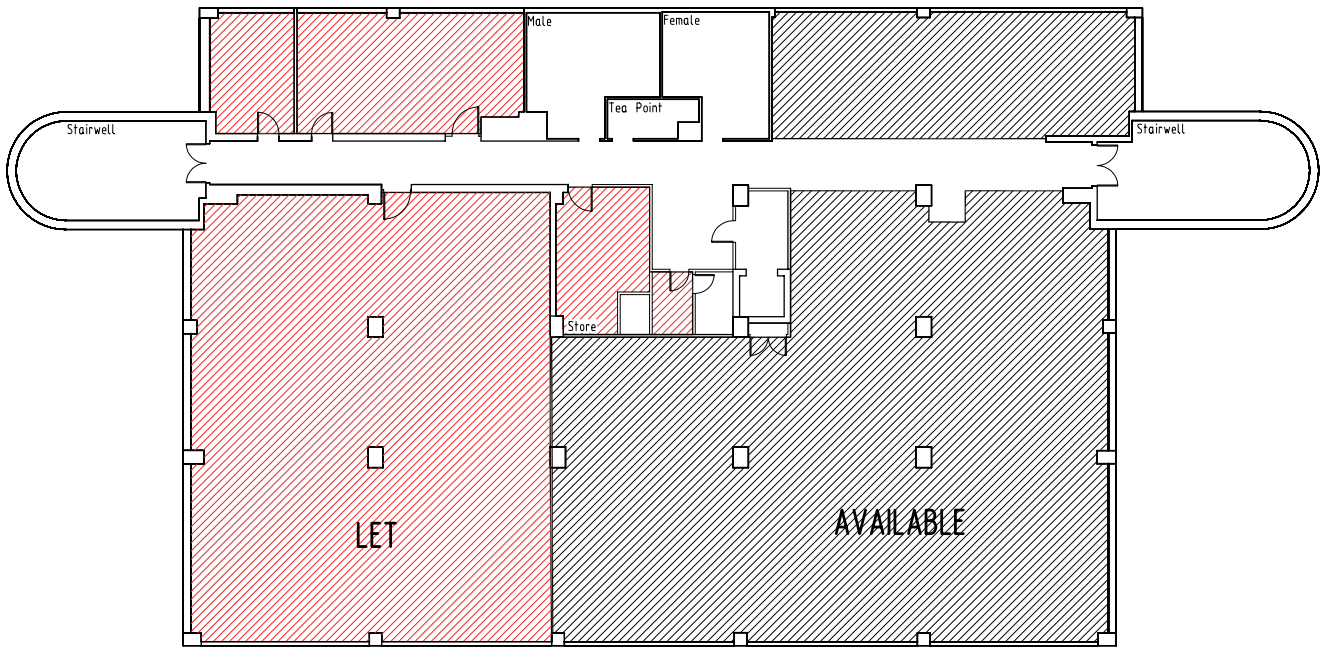
The building benefits from a large tarmac surfaced car park to the front, with further car parking available to the rear of the building. There are approximately 226 spaces, including disabled spaces set within grass and shrub landscaped grounds. The boundary is secured with chain link fencing on metal posts and gate. The parking will be allocated on a pro-rata basis dependant on the extent of the accommodation occupied.

An in-going occupier will benefit from use of a manned reception, shared meeting rooms and break out area all situated on the ground floor.





THIRD FLOOR PLAN



SECOND FLOOR PLAN

KEY



CERTEX



BMT CORDA



378m² / 4068 sq ft



355m² / 3824 sq ft

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Floor Area

Description	Sq. m	Sq. ft.
Second Floor Offices	378	4,068
Third Floor Offices	355	3,824
Total:	733	7,892

The above floor areas have been calculated on a Net Internal Area (NIA) basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

Lease Terms

Our client's are seeking to sub-let on a full repairing and insuring basis for a period to be agreed. The sub-leases will reflect the rent review pattern incorporated in the head lease, with the next rent review due in July 2020. Consideration will also be given to shorter term sub-leases.

Sub-Rent

The sub-rent will be dependant on the extent of the area occupied and the length of term taken, however we anticipate seeking rental rates from £15 sq. ft.

Rateable Value

The rateable value will depend on the demise occupied. An estimate can be provided.

VAT

All prices, premiums and rents quoted, are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction. The incoming tenant will be responsible for Land and Building Transaction Tax and Registration dues, as applicable.

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only August 2015. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Viewing by appointment only.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. AUGUST 2015.



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Entry

Immediate upon conclusion of legalities.

Viewing and Offers

Viewing is strictly by arrangement with the joint letting agents to whom all offers should be submitted in Scottish legal form.

Energy Performance Certificate

Energy Performance Certificate for buildings other than dwellings

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v3.4.a (SBEM)	Office
	Carbon Neutral	
	A (0 to 15)	
	B (16 to 30)	
	C (31 to 45)	
	D (46 to 60)	
	E (61 to 80)	
	F (81 to 100)	
	G (100+)	
	Current rating	
Carbon Dioxide Emissions		150
Approximate current energy use per m ² of floor area:		463 kWh/m ²
Main heating fuel: Oil		Building Services: Air conditioning
Renewable energy source:		Electricity: Grid supplied
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.		
Benchmarks		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		52 D+
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		114 G
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		
1. Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.		
2. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.		
3. Consider replacing T8 lamps with retrofit T5 conversion kit.		
4. Consider replacing heating boiler plant with high efficiency type.		
5. Add optimum start/stop to the heating system.		
6. Add local temperature control to the heating system.		

Address: Broadfold Road, Bridge of Don, Aberdeen, AB23 8EE
 Conditioned area (m²): 3245
 Name of protocol organisation: BRE Global, [123456]
 Date of issue of certificate: 12 Jul 2010 (Valid for a period not exceeding 10 years)
 This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.
NB THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT REMOVED UNLESS REPLACED WITH AN UPDATED VERSION AND FOR PUBLIC BUILDINGS DISPLAYED IN A PROMINENT PLACE



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