

**Lot 51, 19 Silverburn Place, Bridge of Don, Aberdeen,**

**AB23 8EG**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Substantial Office/Workshop Building with large car park/yard area

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 51, 19 Silverburn Place, Bridge of Don, Aberdeen, AB23 8EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



## Property Information

### Substantial Office/Workshop Building with large car park/yard area

- Detached office and laboratory/workshop building with a significant car park / yard area
- Approx. 1,191.60 sq m (12,825 sq ft)
- Prominent corner site on main route through Bridge of Don Industrial Estate
- Nearby occupiers include Oceaneering, GS Hydro and numerous industrial & trade counter companies
- Close to McDonalds, Starbucks and within 100 metres of the main A90 heading north and joining the AWPR

#### Lot

51

#### Auction

10th July 2025

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

3 miles north of Aberdeen City Centre

#### Roads

A90, A96

#### Rail

Aberdeen Railway Station (Mainline and Scotrail)

#### Air

Aberdeen Airport

### Situation

The property is situated on the west side of Silverburn Place at the junction with Broadfold Road and is within the Bridge of Don Industrial Estate. The estate is a well established commercial area with industrial and office uses in addition to retail and leisure uses. There are excellent communication links with the A90 close by and easy access to Aberdeen's main road system including the AWPR to the north. Nearby occupiers include Oceaneering, GS Hydro and numerous industrial & trade counter companies.

### Tenure

Leasehold. Held for a term of years from 13/11/2001 until 12/11/2072 at a current rent of £32,970 pax.

### Description

The property comprises a single storey building with office and laboratory space together with a large car park to the north of the building.

### VAT

VAT is applicable to this lot.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Substantial Office/Workshop Building with large car park/yard area

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 51, 19 Silverburn Place, Bridge of Don, Aberdeen, AB23 8EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground Ground	Office Workshop	473.50 718.10	(5,096) (7,729)	VACANT
Total		1,191.60	(12,825)	

Substantial Office/Workshop Building with large car park/yard area

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 51, 19 Silverburn Place, Bridge of Don, Aberdeen,

**AB23 8EG**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Substantial Office/Workshop Building with large car park/yard area

[www.acuitus.co.uk](http://www.acuitus.co.uk)



**Lot 51, 19 Silverburn Place, Bridge of Don, Aberdeen,**  
**AB23 8EG**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



**Substantial Office/Workshop Building with large car park/yard area**

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 51, 19 Silverburn Place, Bridge of Don, Aberdeen,

**AB23 8EG**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Substantial Office/Workshop Building with large car park/yard area

[www.acuitus.co.uk](http://www.acuitus.co.uk)



**Lot 51, 19 Silverburn Place, Bridge of Don, Aberdeen,**  
**AB23 8EG**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



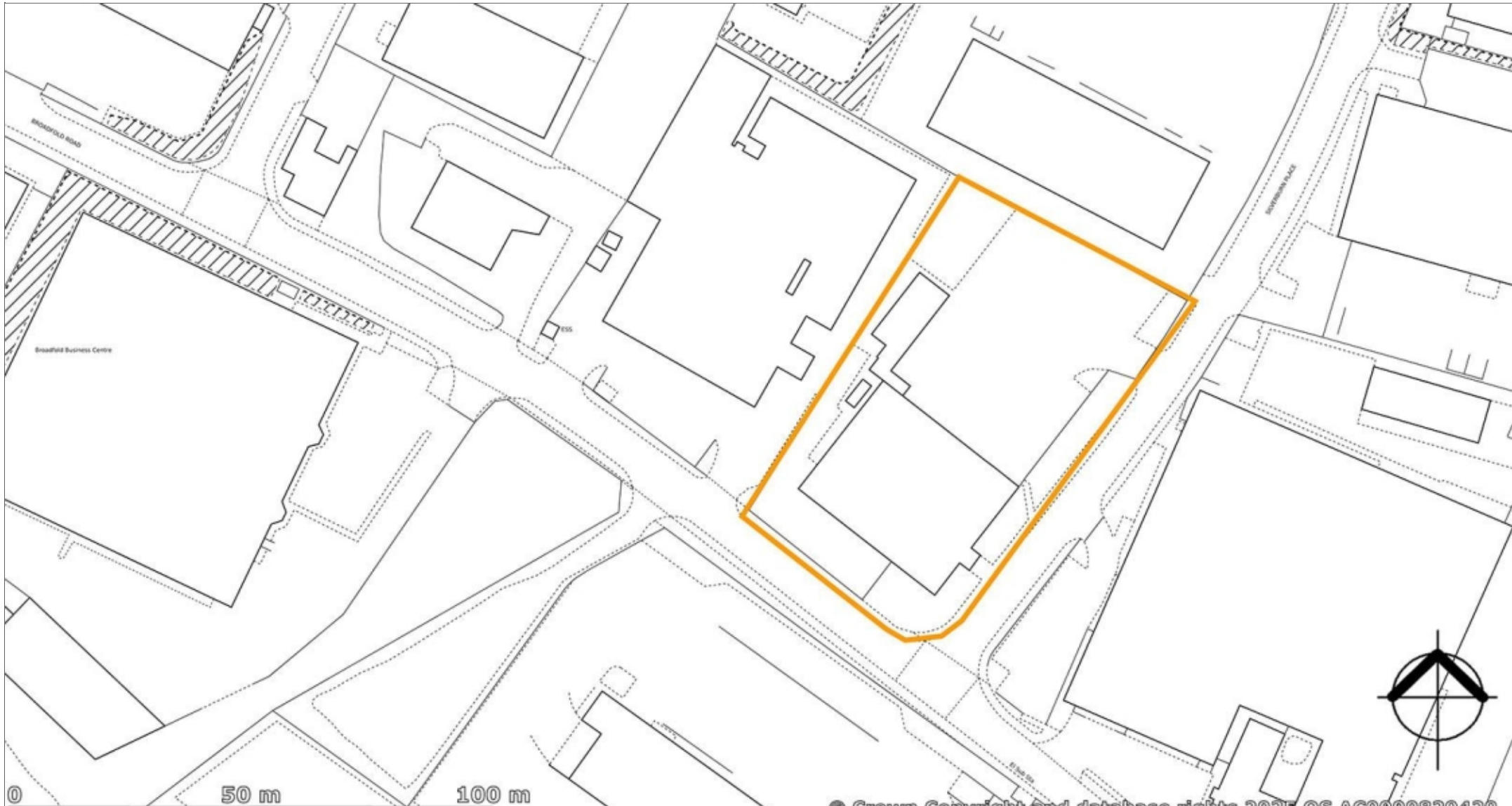
**Substantial Office/Workshop Building with large car park/yard area**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 51, 19 Silverburn Place, Bridge of Don, Aberdeen,

**AB23 8EG**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Substantial Office/Workshop Building with large car park/yard area

[www.acuitus.co.uk](http://www.acuitus.co.uk)



# Lot 51, 19 Silverburn Place, Bridge of Don, Aberdeen, AB23 8EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**Jon Skerry**  
+44 (0)20 7034 4863  
+44 (0)7736 300 594  
[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Aberdein Considine**  
5-9 Bon Accord Crescent  
Aberdeen  
AB11 6DN

**Gemma Perfect**  
01224 337394  
[gperfect@acandco.com](mailto:gperfect@acandco.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024

Substantial Office/Workshop Building with large car park/yard area

[www.acuitus.co.uk](http://www.acuitus.co.uk)