

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For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)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

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### 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

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## 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
<b>Total</b>		<b>1,191.60</b>	<b>(12,825)</b>	

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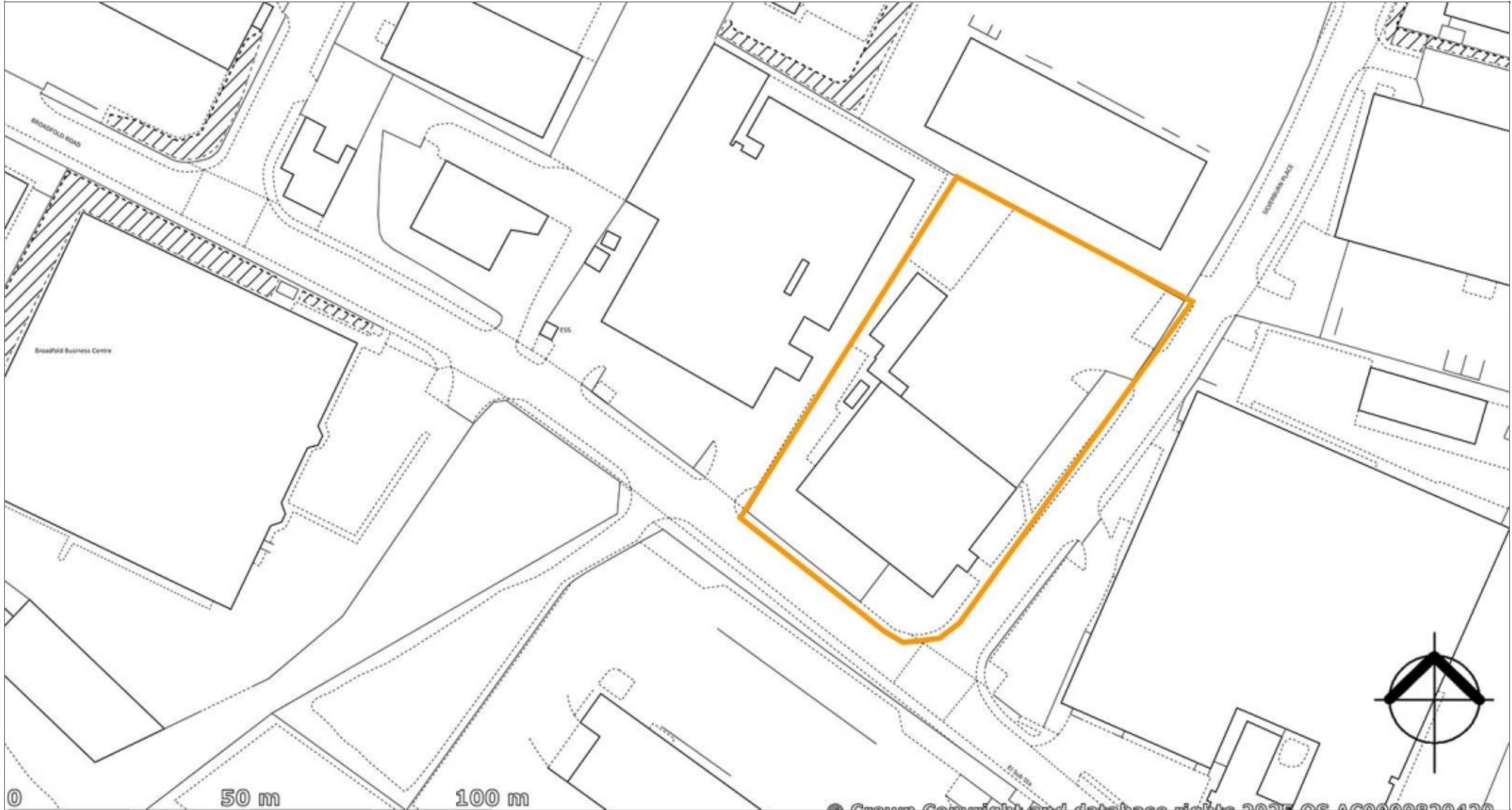
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## Contacts

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2024

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