

Lot 49

Vacant

Silverburn House, Claymore Drive, Aberdeen, Aberdeenshire AB23 8GD

Heritable Vacant Former HQ Office Building with Development Potential (s.t.c.)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground (1)	Office	2,391.80 sq m	(25,745 sq ft)	VACANT
First (1)	Office	2,245.20 sq m	(24,167 sq ft)	
Second (1)	Office	2,245.00 sq m	(24,165 sq ft)	
Third (1)	Office	2,244.80 sq m	(24,163 sq ft)	
Fourth (1)	Office	2,198.60 sq m	(23,666 sq ft)	
Link Storage (1)	Storage	530.30 sq m	(5,708 sq ft)	
Leisure Facility - Ground (2)	Sports hall	956.70 sq m	(10,298 sq ft)	
Leisure Facility - First (2)	Fitness Centre	319.70 sq m	(3,441 sq ft)	
TOTAL		13,132.01 sq m	(141,353 sq ft)	

(1) Net internal areas.
(2) Gross internal areas.

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Key Details

- Located adjacent to A90, approximately 3 miles north of Aberdeen city centre
- Situated 2 miles south of the new Aberdeen Western Peripheral Route, the new bypass linking the north and south of the city
- 4.15 hectare (10.27 acre) site. Low site coverage of 9%
- Future development opportunities (subject to planning)
- Comprising 13,132 sq m (141,353 sq ft)

Location

Miles: 3 miles north of Aberdeen city centre
67 miles north-east of Dundee

Roads: A90, A96

Rail: Aberdeen Railway Station
(mainline and Scotrail)

Air: Aberdeen Airport

Situation

Aberdeen is Scotland's third largest city and is widely regarded as the energy capital of Europe. The city has a population of approximately 220,000 and a catchment population in excess of 500,000 people. It is the administrative capital of the North East of Scotland and benefits from two universities with an estimated 30,000 students. The Aberdeen Western Peripheral Route (AWPR) is Scotland's largest construction project at present and is anticipated to provide significantly reduced commuter times across the city. Due for completion early 2019.

Silverburn House is situated immediately adjacent to the A90 (Ellon Road), approximately 3 miles north of Aberdeen city centre. Bridge of Don is a mixed use area comprising residential, industrial, office, retail, warehousing and leisure uses. Silverburn House is located next to Aberdeen Energy Park, extending to 72 acres and over 50 companies.

Description

Silverburn House, formerly let to Baker Hughes, a GE company, comprises a detached office building of four interconnected five storey wings planned around a central internal courtyard. On a total site of 4.15 hectares (10.27 acres), the building was constructed in the early 1980s and provides flexible modern, open plan accommodation throughout. Silverburn House also benefits from a series of single storey outbuildings, including stores and a sports centre and 414 car parking spaces.

Tenure

Heritable (Scottish equivalent of English freehold).

VAT

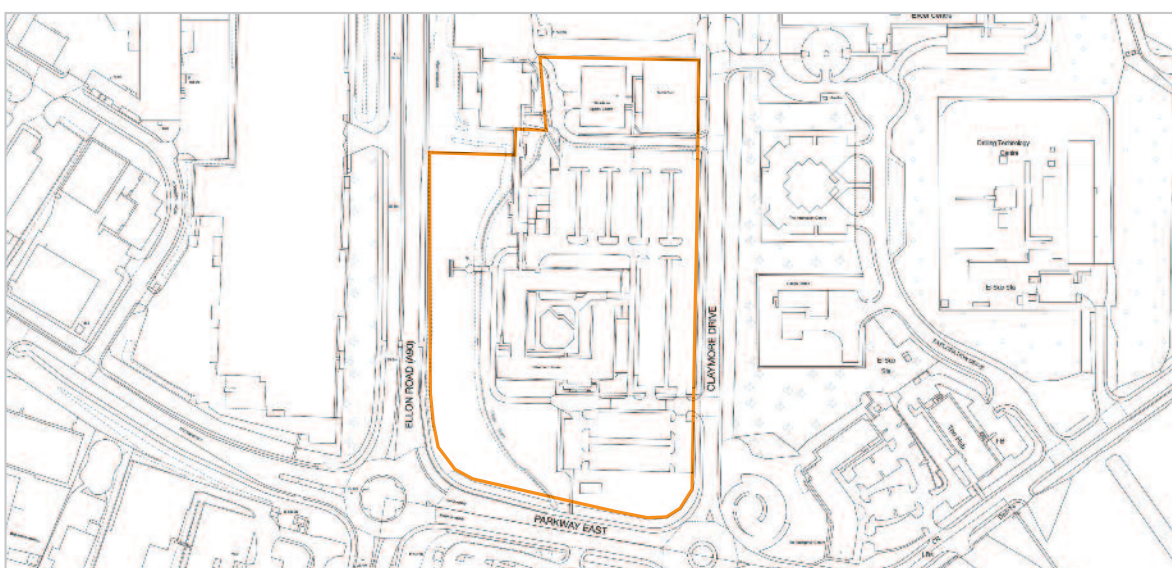
VAT is applicable to this lot.

Planning

The property may benefit from conversion to alternative uses such as residential, subject to all the necessary consents/permissions. Interested parties are referred to Aberdeen City Council, www.aberdeencity.gov.uk

EPC

The buildings together have a combined EPC rating of C (41).
See legal pack at acuitus.co.uk



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