

UNIT 1, Waterside, The Boathouse, Silversands, Aberdour, KY3 0TZ

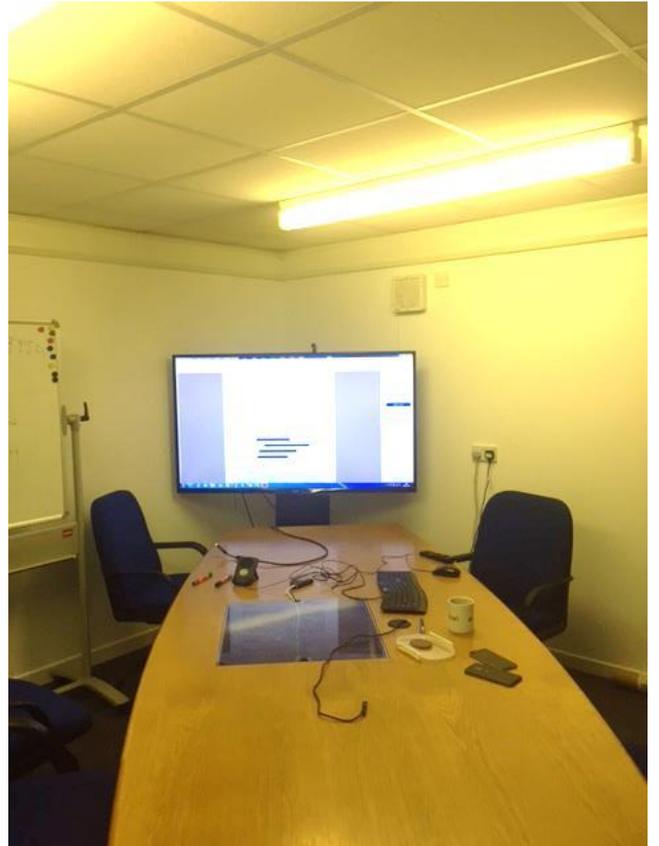
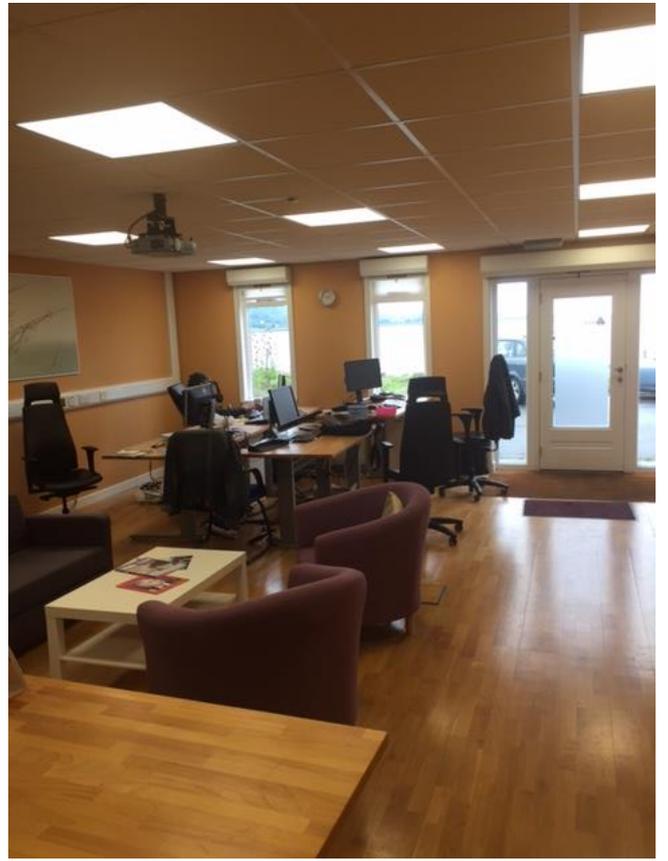
The Boathouse is a fully renovated commercial property situated in the Parklands of the Aberdour Conservation Area, at Silversands Beach. The units combine modern high quality office accommodation with stunning seaside views, a short distance from Edinburgh, major motorway connections and the airport. There is a regular train service to Aberdour station which is a short, pretty, walk from the Boathouse. Ample staff and visitor parking is available onsite.

The Boathouse has evolved from a steel framed shed where Victory 40 yachts were built, to the current configuration of 7 self contained office units. Unit 1 is a totally independent unit, on the Lower Ground floor, adjacent to the Silversands, facing directly on to the water. Unit 1 comprises an open plan office, dedicated meeting room, fully equipped kitchen, male and female toilets (with disabled access) and a shower room. The office is alarmed and can be accessed via front or rear doors.



The office is fitted with structured cabling and numerous electrical points commensurate with modern office working. It is offered on an unfurnished basis.

The current rental, including service charge is £1,100+VAT per month. Access from September 2017

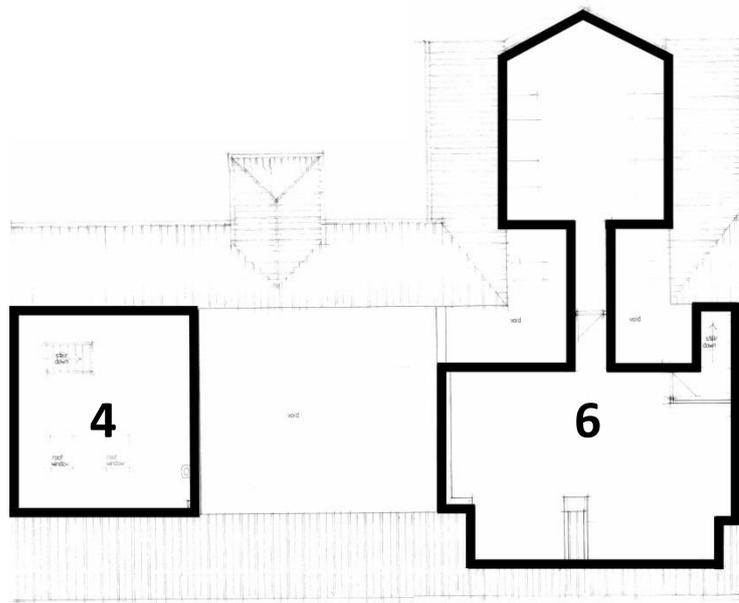


The Boathouse – Office Units

First Floor

Office 6:

- 141.27 m² gross
- 126.65 m² net
- 1365 sq ft net



Ground Floor

Office 3:

- 169.69 m² gross
- 133.39 m² net
- 1435 sq ft net

Office 5:

- 108.2 m² gross
- 108.2 m² net
- 1165 sq ft net

Office 7:

- 94.76 m² gross
- 74.12 m² net
- 798 sq ft net



Lower Ground Floor

Office 1:

- 105.3 m² gross
- 82.11 m² net
- 885 sq ft net

Office 2:

- 130.35 m² gross
- 112.81 m² net
- 1215 sq ft net

Office 4:

- 193.9 m² gross
- 136.4 m² net
- 1470 sq ft net

