

TO LET: MODERN INDUSTRIAL UNITS WITH CAR PARKING

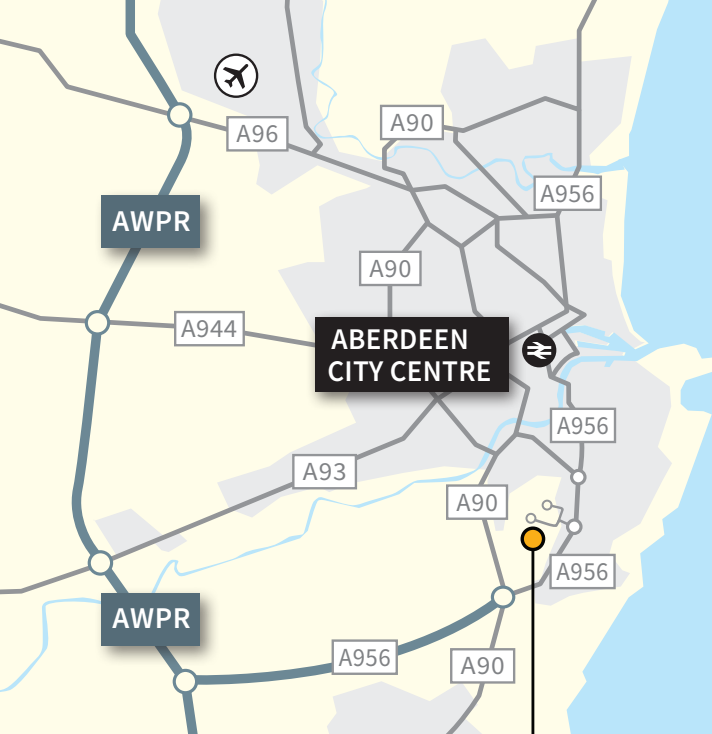


UNITS 2 & 3 / WELLINGTON BUSINESS PARK / ABERDEEN / AB12 3JG



576 sq m
6,192 sq ft

- Flexible industrial accommodation with fully fitted office provision
- Located within a well-established Business Park
- Excellent accessibility to the A90



WELLINGTON BUSINESS PARK ABERDEEN / AB12 3JG

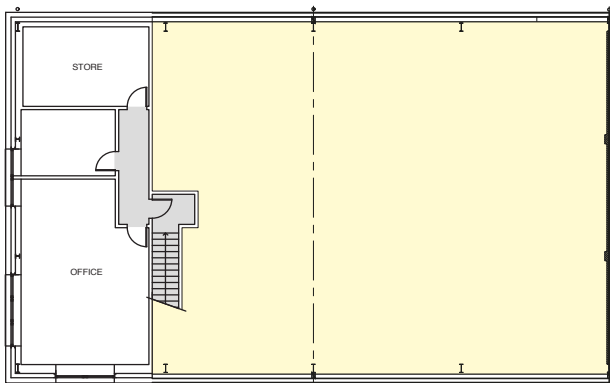
FLOOR AREAS

	SQ.M	SQ.FT
UNITS 2 & 3	575.26	6,192

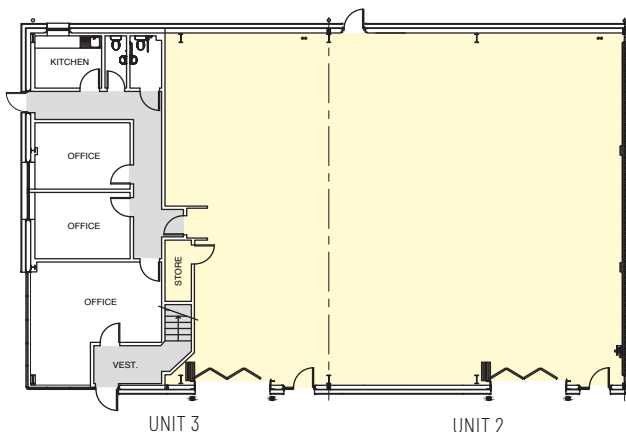
The accommodation is available as a whole or individually.

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the above gross internal floor areas derived.

UNITS 2 & 3: FIRST FLOOR



UNITS 2 & 3: GROUND FLOOR



LOCATION

The subjects are located within the industrial area of Altens. Altens is one of Aberdeen's most well-established and popular office and industrial locations and is situated approximately 2 miles south of the city centre. The property is located on Wellington Circle and is directly accessed from the main A956 road which leads north to Aberdeen City Centre, the harbour and railway station and south to the A90 trunk road, AWPR (Aberdeen Western Peripheral Route), and motorway network beyond.

The unit is situated in a prominent position to the front of the estate within a terraced development on the southern side of Wellington Circle, close to its junction with Wellington Road.

Nearby occupiers include Balmoral Engineering, Kongsberg, Petrofac, Makro, Ikea, Puregym, Royal Mail, Starbucks, Burger King, Shell, Veitchi Flooring and Integrated Engineering Services.

DESCRIPTION

The subjects comprise two sizeable terraced industrial units in a prominent position on a development of similar units. The units are of steel monopitched frame construction with profile metal cladding to the main walls and roof. Internally, the units have a concrete floor and lighting is provided by hanging halogen light fittings.

The units include modern office accommodation and staff welfare facilities over two storeys. The offices are carpeted throughout, with artificial lighting provided by way of fluorescent lighting and ample natural lighting provided by way of double glazed windows.

Electrically operated loading doors provide vehicular access to the units and communal car parking is situated to the front of the subjects.

LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease. Any medium to long term lease will provide for upward only rent reviews at periodic intervals.

RENT

On Application.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a Rateable Value of £48,250.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of F.

VAT

All prices quoted in the Schedule are exclusive of VAT.

LEGAL COSTS

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

**To arrange a viewing or for further information,
please contact the joint letting agents:**



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