

FLEXIBLE LEASE TERMS AVAILABLE

To Let

Detached Industrial Facility



1,986 sq.m. (21,385 sq.ft) / 2 cranes in situ / concrete yard to the rear

D1/D2 Abbotswell Road, Aberdeen, AB12 3AD

Location

The property is located on Abbotswell Road within West Tullos Industrial Estate. It is located approximately two miles south of Aberdeen City Centre, between Wellington Road (A956) to the east and West Tullos Road to the west.

The Charleston junction of the Aberdeen Western Peripheral Route (AWPR) is located only three miles south from the property.

Surrounding occupiers include Arnold Clark, TAM International, Shell, Edmundson Electrical, M & H Carriers and Kaefer.

Local amenities include Costa Coffee, Tim Hortons, McDonalds, Greggs, Tesco Superstore and Lidl.

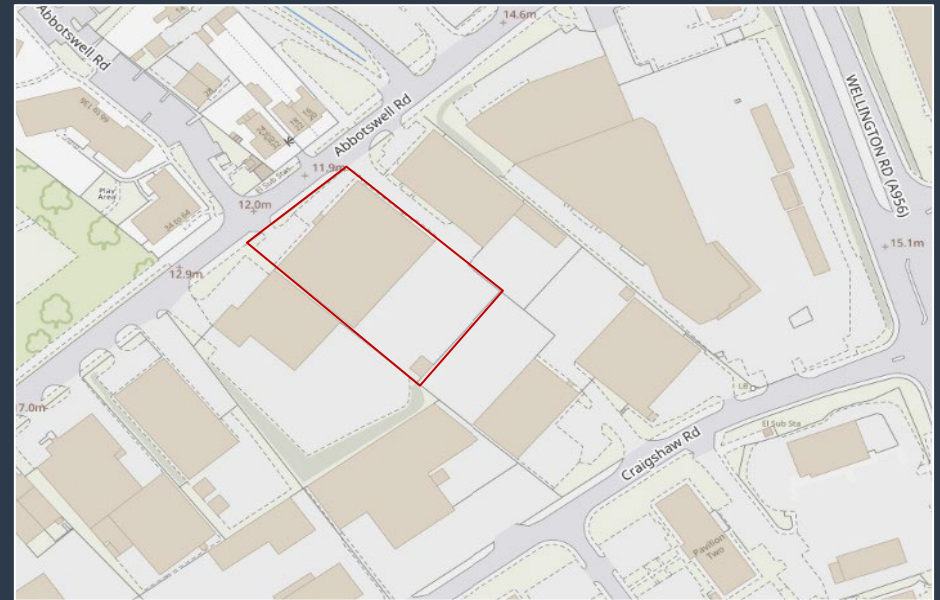
Description

The subject property is a well maintained detached industrial facility, with two-storey office and a secure yard to the rear with dedicated car parking to the front. The property is constructed of a steel portal frame with insulated cladding to the walls and roof.

The office accommodation is located to the front of the property, comprising a mixture of cellular office space, meeting rooms, boardrooms and staff welfare. The office benefits from carpet tiles, LED lighting and suspended ceilings.

The workshop benefits from the following specification:

- 5.66 metre eaves height
- Vehicular access via three electric roller shutter doors:
2x(4.85m H ; 4.5m W) 1x (4.0H ; 3.6m W)
- 5 tonne crane + 3.2 tonne crane
- High-bay LED lighting
- Gas-blower heaters
- Secure yard to the rear

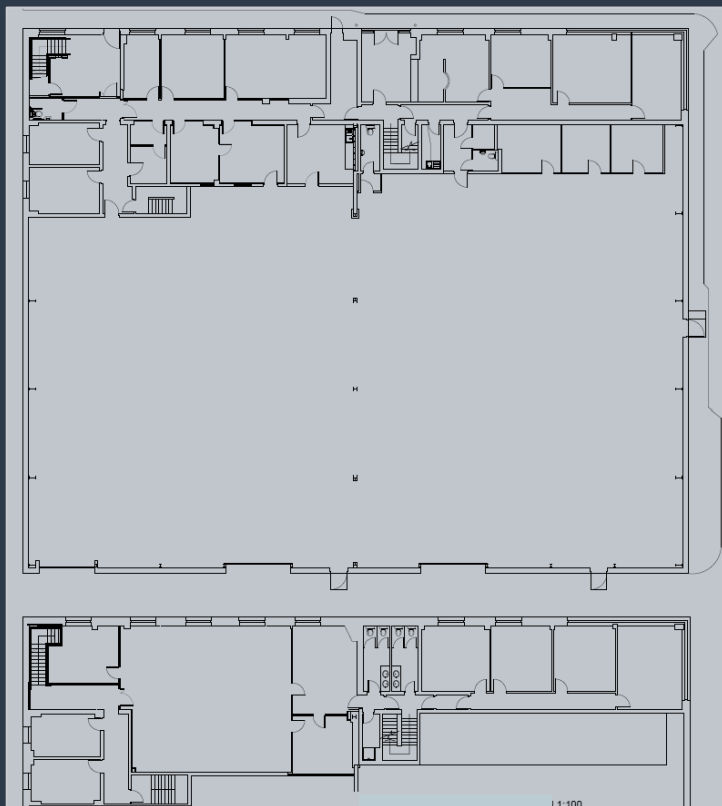


Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) We calculate the approximate gross internal floor areas to be as follows:-

Description	Sq M	Sq Ft
Warehouse	1,204	12,956
Office and Welfare	782	8,429
Total	1,986	21,385
Concrete Yard	1,444	15,539

Floor Plan





SIEMENS
Energy

Goods in / Out
Reception

SIEMENS
Energy

SIEMENS
Energy

SIEMENS
Energy

- Reception
- Visitor
Parking
- Goods in
Goods Out

Lease Terms

The quoting rent is £185,000 per annum on the basis of a new full repairing and insuring lease.

Rateable Value

The property is currently entered into the Valuation Roll at £121,000. Please note any ingoing occupier would have the right to appeal within the first six months' of their occupation.

Energy Performance Certificate

The property currently has an EPC rating of E. The EPC certificate can be made available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Entry

Date of entry to be agreed upon conclusion of legal missives.

VAT

All prices quoted in the schedule are exclusive of VAT.



All Enquiries

For further information, or to arrange a viewing, please contact;



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