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01224 588866

25 Albyn Place, Aberdeen AB10 1YL

TO LET

INDUSTRIAL UNITS WITH YARD SPACE



AVAILABLE AS A
WHOLE OR IN PART

**TAMALA
WHITECAIRNS
ABERDEENSHIRE
AB23 8UN**

Viewing strictly by appointment
with the sole letting agents.

Floor Area:
2,972 sq m (31,407 sq ft)

Contact:

**Paul Richardson
Daniel Stalker**

Telephone:

01224 588866

E-mail: **paul.richardson@ryden.co.uk
daniel.stalker@ryden.co.uk**

Edinburgh

0131 225 6612

Glasgow

0141 204 3838

Aberdeen

01224 58866

Leeds

0113 243 6777

London

020 7436 1212

Manchester

0161 249 9778



Location:

The premises are located approximately four miles north of Bridge of Don, to the south east of the village of Whitecairns on the main Aberdeen to Tarves (B999) road.

The location of the subjects is shown on the plan above.

Description:

The warehouse buildings are of steel portal frame construction, with concrete floors, concrete walls and fibre cement profile sheeting incorporating translucent roof panels. The warehouses are artificially lit by way of high bay lighting.

Externally the building is clad with profile sheeting and has plastic gutters and downpipes.

Vehicular access to the units is provided by a mixture of roller shutter and sliding doors. The eaves height of the units range from 4m - 4.5m.



Accommodation:

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

Unit 1: Warehouse	529.59 sq m	5,700 sq ft
Unit 2: Warehouse	828.49 sq m	8,918 sq ft
Unit 2: Office	27.08 sq m	292 sq ft
Unit 3: Warehouse	722.22 sq m	7,774 sq ft
Unit 3: Office	14.55 sq m	157 sq ft
Unit 4: Warehouse	736.67 sq m	7,929 sq ft
Unit 4: Office	59.13 sq m	637 sq ft
TOTAL:	2,972 sq m	31,407 sq ft
*Storage Yard:	21,819 sq m	26,095 sq yd

*The storage yard can be carved up to suit an incoming occupiers requirement.

Rateable Value:

The subjects are currently entered in the Valuation Roll as one entry so require to be reassessed. An indicative Rateable Value for each unit can be provided upon request.

Lease Terms:

Our client is willing to lease the premises on new Full Repairing and Insuring terms for a flexible lease period.

Rent:

Upon request.

Energy Performance Certificate (EPC):

The subjects have an EPC rating of:

Units 1 & 2: C

Units 3 & 4: B

A copy of the EPC and Recommendations Report is available upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

Viewing & Further Information:

To arrange a viewing or for further information, please contact:

Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YL

Tel: 01224 588866

E-mail: paul.richardson@ryden.co.uk
daniel.stalker@ryden.co.uk