

TO LET

INDUSTRIAL UNIT

Gross Internal Area – 187.88sqm
(2,022sqft)

End Terraced Industrial Unit

Within Established Industrial
Estate

Rental - £16,500 per annum

VIRTUAL TOUR 

**UNIT 1 BURNBANK CENTRE, SOUTERHEAD ROAD,
ABERDEEN, AB12 3LF**

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Location

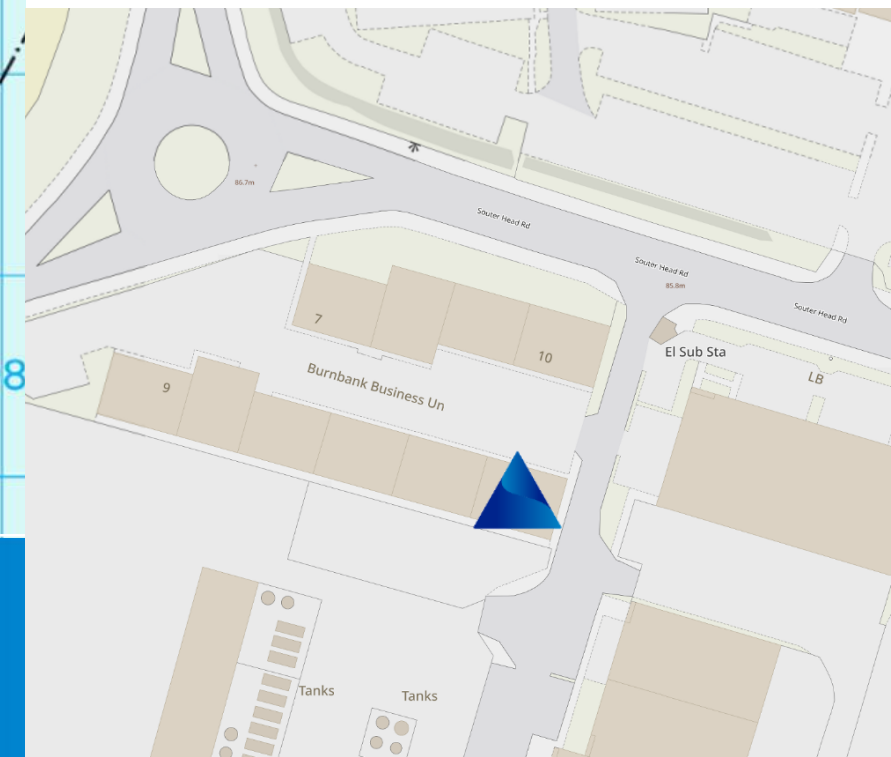
UNIT 1 BURNBANK CENTRE, SOUTERHEAD ROAD, ABERDEEN, AB12 3LF



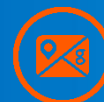
Burnbank Centre is well positioned within Altens Industrial Estate, occupying a prominent location where Souterhead Road meets Crawpeel Road.

The subjects are situated within Altens Industrial Estate, located approximately 2 miles south of Aberdeen City Centre.

The estate itself is accessed via Wellington Road and accordingly, benefits from excellent access to all parts of the city along with providing access to the A90 and the Scottish motorway network.



End Terraced Industrial unit within established estate

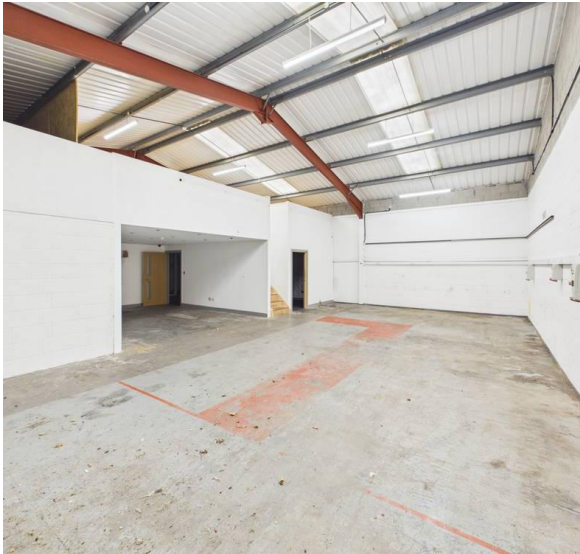


FIND ON GOOGLE MAPS



Description

UNIT 1 BURNBANK CENTRE, SOUTERHEAD
ROAD, ABERDEEN, AB12 3LF



The subjects comprise of an end terraced industrial unit of steel portal design with blockworks walls externally harled. The roof over is pitched with profile metal sheeting incorporating translucent roof panels.

Internally, the space is laid out to provide workshop and office/lab accommodation along with staff welfare.

The workshop flooring is concrete with the ceiling being to the inside face of the cladding and the walls being to the inside face of the blockwork or plasterboard.

The office/lab space has a mixture of flooring with the walls & ceilings being painted plasterboard with lighting being provided by a mixture of fluorescent strip and spotlights.

W.C's and a kitchen can also be found within this area along with a pedestrian entrance at the end elevation of the unit.

Accommodation

	m ²	Ft ²
Workshop	101.96	1,098
Office/Lab & Staff areas	85.92	924
Total	187.88	2,022

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

£16,500 per annum. This will be payable monthly in advance.

Lease Terms

The subjects are to be let on Full Repairing and Insuring Terms for a period of negotiable length. Any medium to long term lease durations will be subject to upward only rent review provisions.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £20,750pa. An occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

Available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate

Legal Costs

The incoming tenant will provide a contribution towards the landlords reasonably incurred legal costs with the tenant also being responsible for their own legal costs. The tenant will be liable for any LBTT and Registration Dues where applicable.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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