

Ryden

TO LET

INDUSTRIAL UNIT
632 SQ M (6,807 SQ FT)



UNIT 3
QUARRY ROAD
NORTHFIELD
INDUSTRIAL
ESTATE
AB16 5UU

LESS THAN A MILE
AWAY FROM ONE OF
ABERDEEN'S MAIN
ARTERIAL ROUTES

ONSITE PARKING

WORKSHOP AND
OFFICE SPACE

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**THE PROPERTY
IS LESS THAN A
MILE AWAY
FROM ONE OF
ABERDEEN'S
MAIN ARTERIAL
ROUTES**



UNIT 3, QUARRY ROAD, NORTHFIELD INDUSTRIAL ESTATE, AB16 5UU

LOCATION

The subject is situated within Northfield Industrial Estate on Quarry Road close to its junction with Granitehill Road, approximately three miles North West of Aberdeen City Centre.

The property is less than a mile away from one of Aberdeen's main arterial routes, North Anderson Drive, which enables ease of access to the North and South of the city.

Nearby occupiers include: SIG Roofing Aberdeen, Grampian Scaffolding, Fowler McKenzie, William Hill, SPAR, Subway and Byron Bakery.

DESCRIPTION

The subject comprises a terraced industrial unit of steel portal frame construction on concrete floor with a pitched metal clad roof.

The workshop benefits from a concrete floor, three phase power, strip bay lighting and translucent light panels and an eaves height of approximately 4 metres.

Office accommodation is provided internally on ground floor level and consists of a mixture of cellular and open plan offices, staff welfare areas and WC facilities.

Vehicular access to the warehouse is provided by a 3.8m electrically operated metal roller shutter door. The subjects have an eaves height of approximately 4 metres.

Extensive secure parking is provided in the forecourt immediately to the front of the unit.

ACCOMMODATION

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

	SQ M	SQ FT
OFFICE	135	1,458
WAREHOUSE	497	5,349
TOTAL	632	6,807

RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll with a NAV/RV of £40,905 effective from 1 April 2023.

VAT

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subject has an EPC Rating of E.

A copy of the EPC and the Recommendation Report can be provided upon request.

LEASE TERMS

The client is seeking to lease the premises on a full repairing and insuring basis for a period to be agreed but any medium to long term lease will provide for periodic upward only rent reviews.

RENT

Upon application.

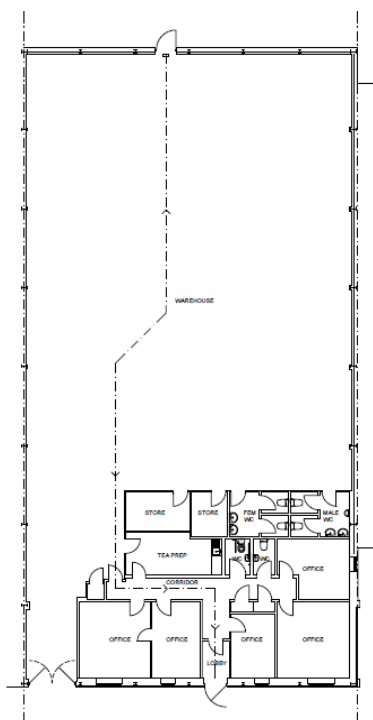
SERVICE CHARGE

It should be noted that any incoming tenant will be liable for a service charge for the upkeep of the common areas of the estate.

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.

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FLOOR PLAN

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GET IN TOUCH

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

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **April 2024**

