

**TO LET**  
CITY CENTRE WAREHOUSE



**UNIT 1 UNION GLEN, ABERDEEN, AB11 6ER**

- Warehouse with offices / reception
- Located in Aberdeen's City Centre
- GIA: 329.15 sq. m (3,544 sq. ft)

## LOCATION

The subjects occupy a very central location in Aberdeen, on the South Side of Union Glen. The property can be accessed from Willowbank Lane or Justice Mill Lane, and is conveniently close to local amenities as well as Union Street, which is Aberdeen's main commercial thoroughfare.

Surrounding occupiers are predominantly residential, with some nearby office and retail occupiers.

## DESCRIPTION

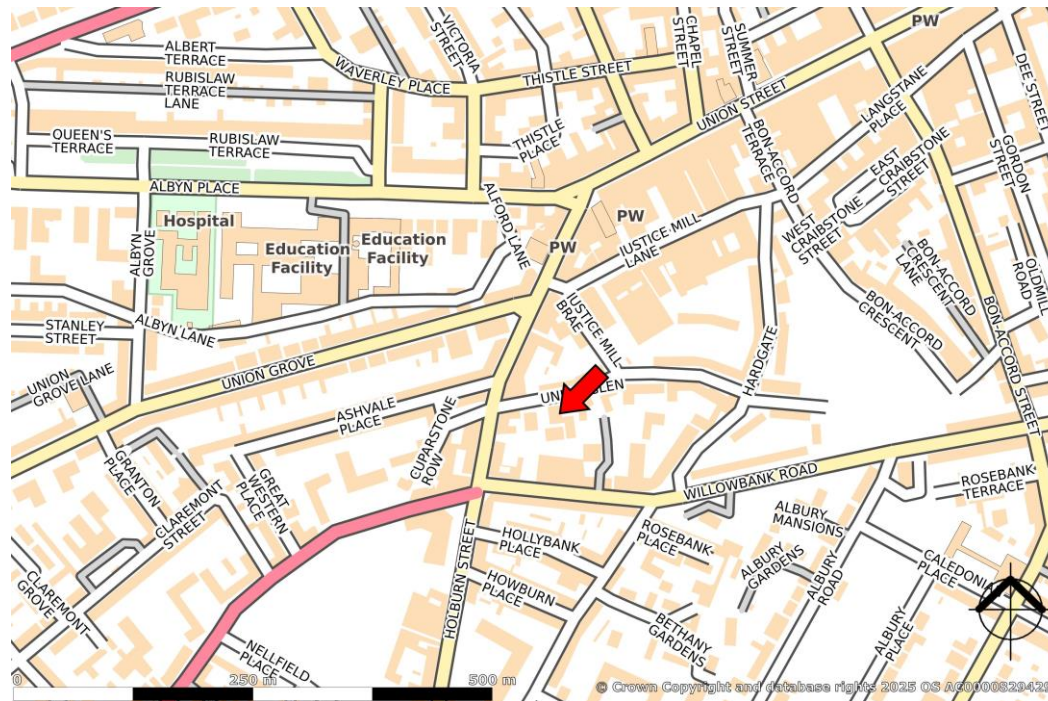
The subjects comprise a detached warehouse of steel portal frame construction, which is clad in externally roughcast blockwork to approximately 2 metres and in insulated profile metal cladding above. The roof is pitched and laid in profile metal cladding, incorporating translucent roof panels. The unit benefits from a roller shutter door providing vehicular access and a shared yard are to the front.

The subjects comprise two storeys of office space, featuring a reception area, toilet, tea prep area and staff facilities. The warehouse benefits from an eaves height of 5 metres, with a lower eaves section within the warehouse and a mezzanine above.

## ACCOMMODATION

The subjects have been measured on a Gross Internal Basis (GIA) in accordance with the RICS Code of Measuring Practice (Sixth Edition)

ACCOMMODATION	Sq. m.	Sq. ft.
Warehouse	161.80	1,742
Mezzanine	66.85	720
Office/ Reception	100.5	1082
<b>TOTAL</b>	<b>329.15</b>	<b>3,544</b>



## RENT

Upon application

## LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## RATING

The subjects are currently entered into the Valuation Roll as follows: The Rateable Value is £17,500. The Uniform Business Rate for the year 2024/2025 is 49.8p in the

The property is eligible for rates relief through the Small Business Bonus Scheme

## ENERGY PERFORMANCE CERTIFICATE (EPC):

The EPC rating is C

## VAT:

All figures quoted are exclusive of Value Added Tax.

## LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease/sale with the ingoing purchaser/tenant liable for LBTT and registration dues in the normal manner.

## VIEWING:

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

To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: September 2025