

# Ryden

TO LET/MAY SELL

INDUSTRIAL UNIT WITH OFFICES &  
SMALL YARD

FLOOR AREA: 256.5 SQ M (2,762 SQ FT)

YARD: 64.1 SQ M (690 SQ FT)

RECENTLY REFURBISHED



WORKSHOP UNIT  
MUGIEMOSS ROAD  
BUCKSBURN  
ABERDEEN  
AB21 9NY

INDUSTRIAL UNIT WITH  
OFFICE ACCOMMODATION,  
SMALL OPEN YARD AND  
CAR PARKING AREA

SITUATED OFF OF  
MUGIEMOSS ROAD

GOOD MIX OF  
SURROUNDING OCCUPIERS

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



FIND ON GOOGLE MAPS

## LOCATION

The subjects are situated off of Mugiemoss Road, approximately five miles north west of Aberdeen city centre. The prevailing use within the immediate area is mixed, including office and industrial premises.

Surrounding occupiers in the vicinity include Trade Secrets UK, Global Pipe Components, Aberdeen Well Control, Global Web, Big Yellow Self Storage, North East Removals and Axxess North Sea Ltd.

The exact location of the property is shown on the map.

## DESCRIPTION

The building currently comprises a small industrial unit with office accommodation on ground and first floor levels. The specification of the office provision is as follows;

- Carpeted Floors
- Painted plasterboard walls
- Acoustic tile ceilings with LED lighting
- UPVC double glazed windows
- Reception foyer
- Meeting room
- Tea prep area and WC facilities

The specification of the warehouse provision is as follows;

- Concrete flooring
- Painted blockwork walls
- Steel cladding
- LED lighting
- Translucent light panels
- Roller Shutter Door (H 4.96m x W 4.02m)
- Eaves height of 5.72m

Externally, the premises benefits from a small open yard and car parking area which is laid in tarmac.

## LEASE TERMS

Available upon application.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC Rating for the building is A.

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

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate gross internal areas, are as follows:

	SQ M	SQ FT
<b>OFFICES (GF)</b>	<b>54.31</b>	<b>585</b>
<b>OFFICES (FF)</b>	<b>40.76</b>	<b>439</b>
<b>WORKSHOP</b>	<b>135.03</b>	<b>1,453</b>
<b>MEZZANINE</b>	<b>26.40</b>	<b>285</b>
<b>TOTAL</b>	<b>256.5</b>	<b>2,762</b>
<b>USEABLE YARD</b>	<b>64.1</b>	<b>690</b>

## RENT/PRICE

On application.

## RATEABLE VALUE

NAV/RV of £22,750, effective from the 1st April 2023.

## VAT

All prices and other costs are quoted exclusive of VAT.

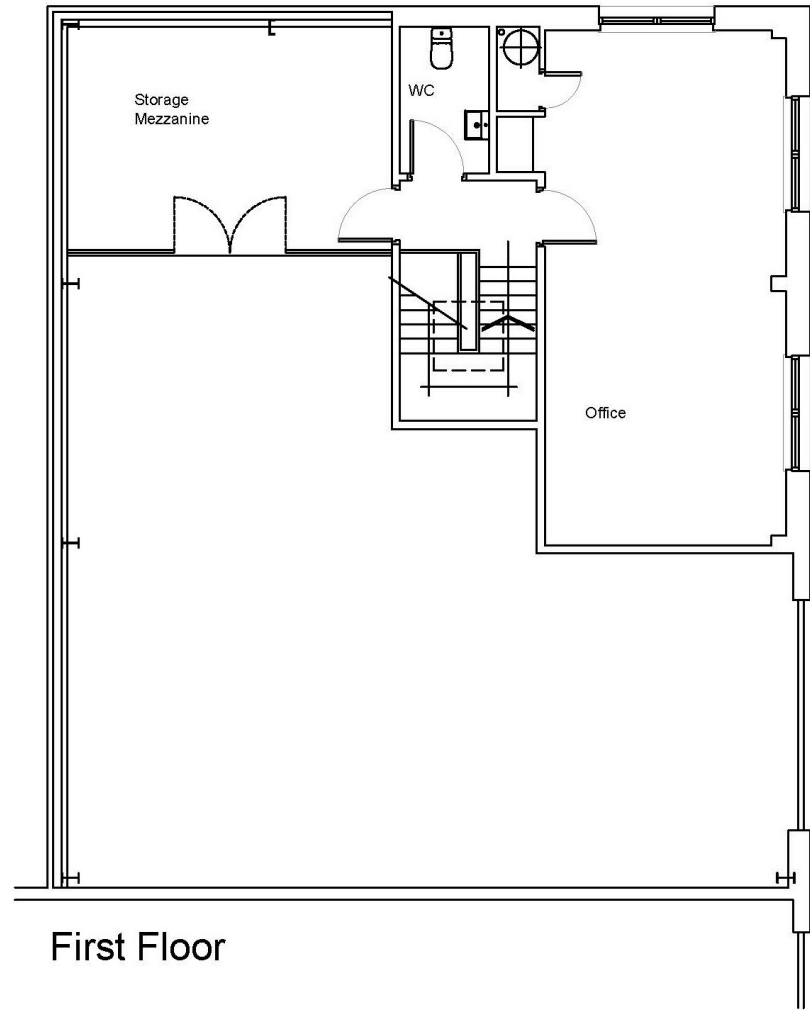
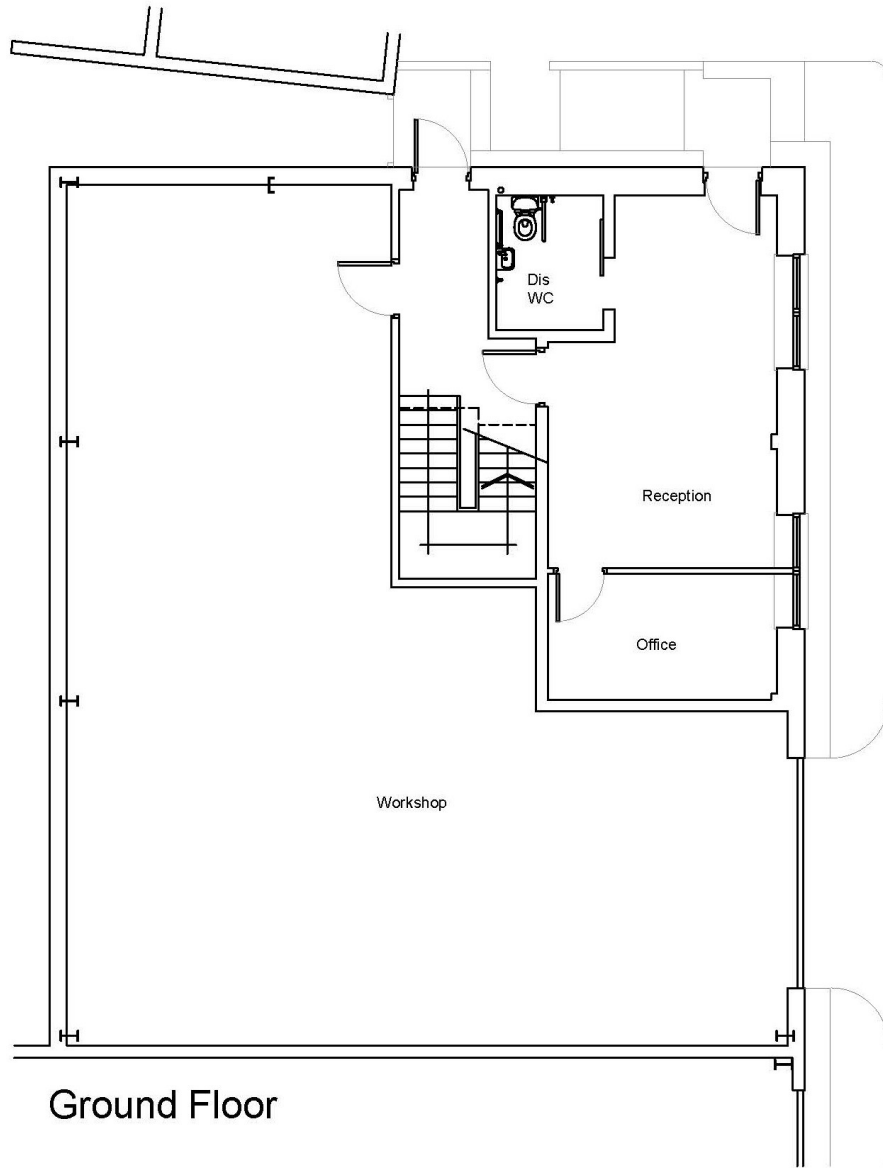
## LEGAL COSTS

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

THE SUBJECTS ARE  
SITUATED OFF OF  
MUGIEMOSS ROAD,  
APPROXIMATELY  
FIVE MILES NORTH  
WEST OF ABERDEEN  
CITY CENTRE



# INDICATIVE FLOOR PLANS





# TO LET

## INDUSTRIAL UNIT WITH OFFICES & SMALL YARD

FLOOR AREA:  
256.5 SQ M (2,762 SQ FT)  
YARD:  
64.10 SQ M (690 SQ FT)



**WORKSHOP UNIT  
MUGIEMOSS ROAD  
BUCKSBURN  
ABERDEEN  
AB21 9NY**

# GET IN TOUCH

Viewing strictly by appointment with the sole letting agents.

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### Scott Farquharson

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### Ryden

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# Ryden

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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 whatsoever in relation to this property. **August 2024**

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