

# Ryden

## TO LET

DETACHED INDUSTRIAL BUILDING  
376.95 SQ M (4,057 SQ FT)



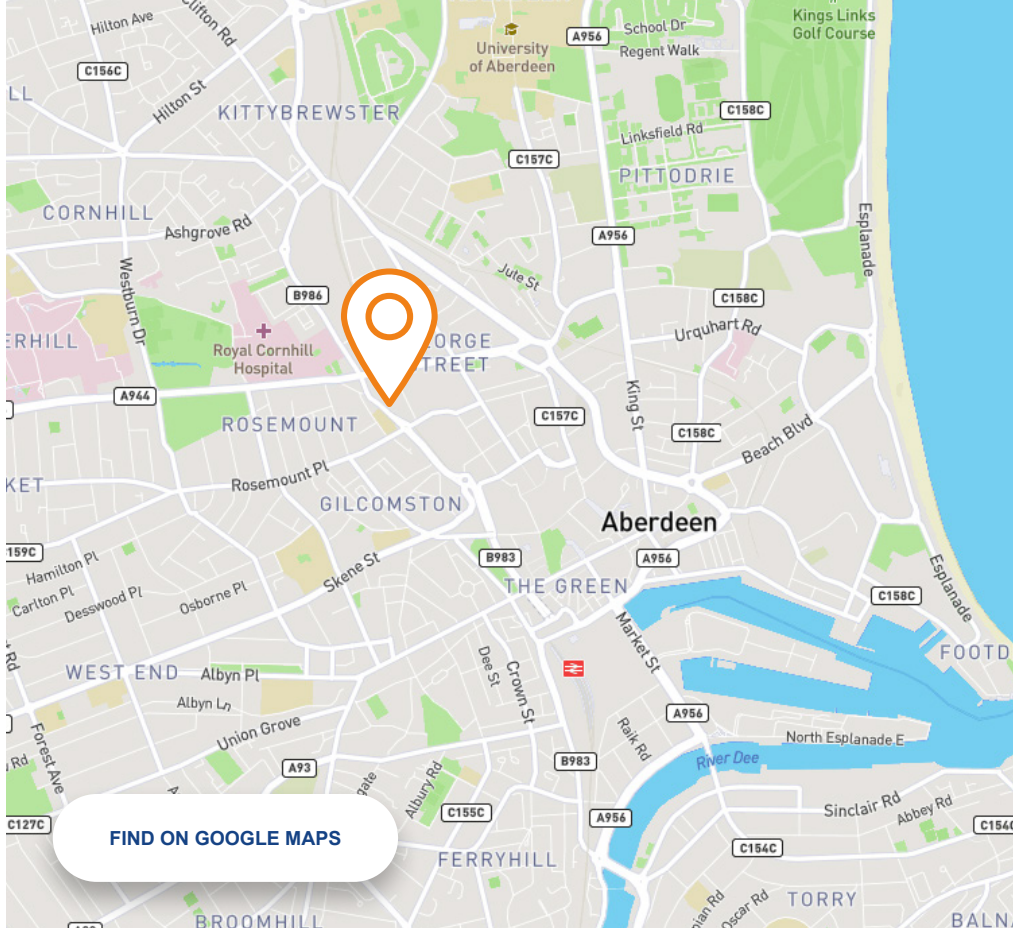
**UNIT B**  
**80 SKENE SQUARE**  
**ABERDEEN**  
**AB25 2UL**

**PROMINENT ROADSIDE  
LOCATION**

**SUITABLE FOR INDUSTRIAL  
OR TRADE COUNTER USE**

**OUTWITH LEZ**

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



## LOCATION

The subject is located in a prominent roadside position on the northern side of Skene Square, near the bottom of Rosemount Place. The property is well located for access to the City Centre, King Street & Great Northern Road whilst also affording access to the north and west of the city.

## DESCRIPTION

The subject comprises a detached industrial unit of steel portal frame and blockwork construction with roof clad in steel profile sheeting. To the front of the subjects is a trade counter area with associated meeting room and staff welfare facilities. Adjacent to this is a medium sized workshop with a roller shutter door. To the rear of the subjects are two further workshops, with tea shack, WC & stores. The subject benefits from Cat 2 lighting, translucent light panels, 3 phase power, electric panel heating and a mixture of different flooring throughout.

Externally, there is tarmac car park to the front of the premises which allows for both staff and visitor parking.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice 6th edition on a gross internal basis (GIA) and extend to the following approximate areas:

| DESCRIPTION  | SQ M          | SQ FT        |
|--------------|---------------|--------------|
| OFFICES      | 106.35        | 1,145        |
| WORKSHOP 1   | 64.5          | 694          |
| WORKSHOP 2   | 41.25         | 444          |
| WORKSHOP 3   | 164.85        | 1,774        |
| <b>TOTAL</b> | <b>376.95</b> | <b>4,057</b> |

## EPC

The subjects have an EPC Rating of TBC.

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

## LEASE TERMS

Our client is seeking to lease the premises on a Full Repairing and Insuring basis for a period to be agreed. Any medium/long-term lease would provide for periodic upward only rent reviews.

## RENT

Upon application.

All rents will be exclusive of VAT and payable quarterly in advance.

## MANAGEMENT FEE

It should be noted that any incoming tenant will be liable for a management fee for the upkeep of the estate.

## RATEABLE VALUE

The property is currently entered in the Valuation Roll with a Rateable Value of:

NAV/RV: £23,250, effective from 1st April 2023.

## VAT

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

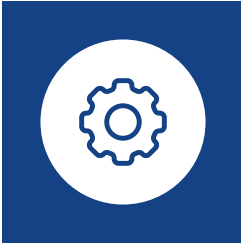
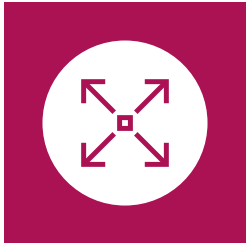
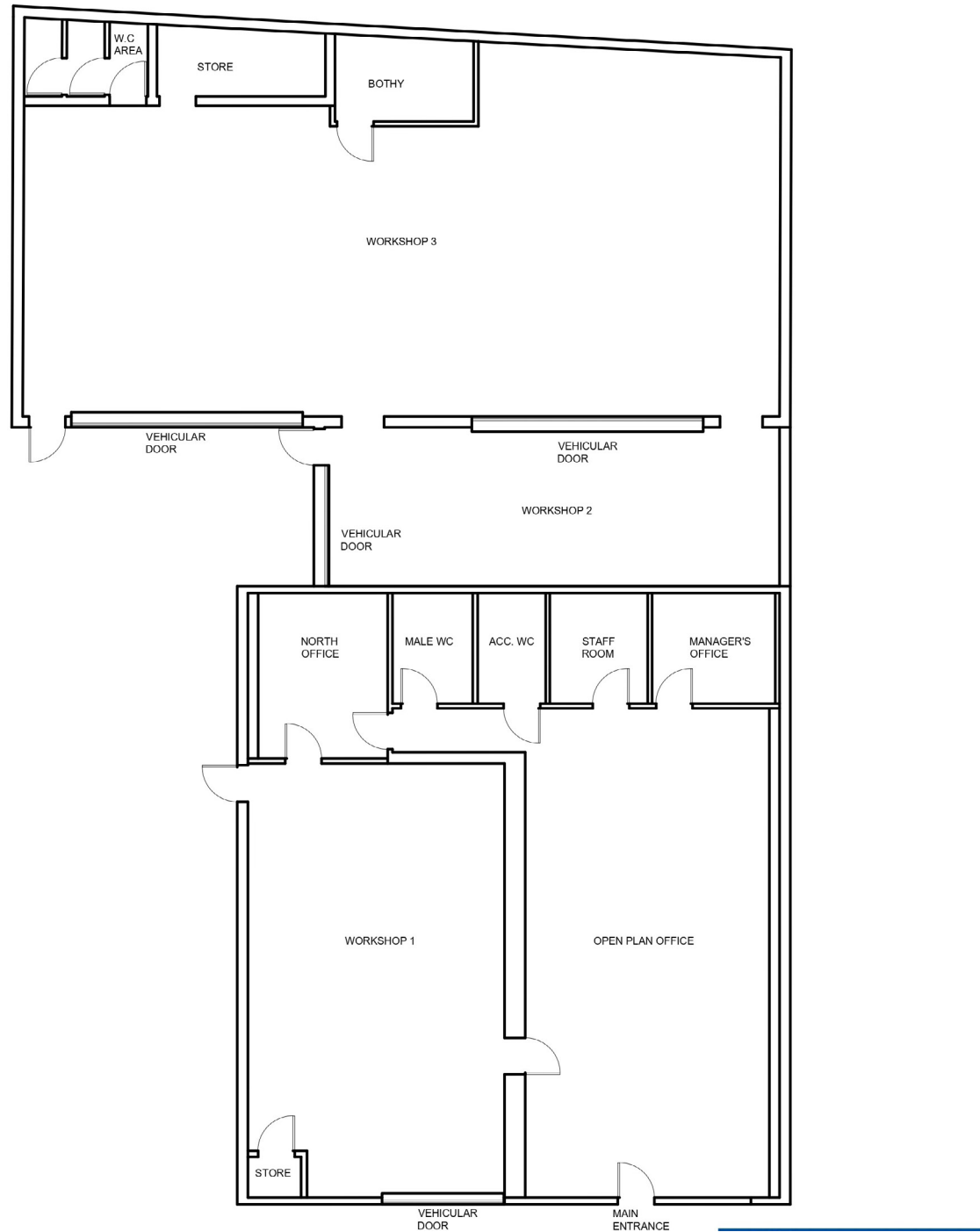
## LEGAL COSTS

Each party will bear their own costs. The tenant will be liable for any LBTT and registration dues, if applicable.

**INDUSTRIAL  
BUILDING  
SUITABLE FOR  
INDUSTRIAL  
OR TRADE  
COUNTER USE**



# PLAN





**UNIT B**  
**80 SKENE SQUARE**  
**ABERDEEN**  
**AB25 2UL**

**TO LET**  
**DETACHED**  
**INDUSTRIAL**  
**BUILDING**  
**376.95 SQ M**  
**(4,057 SQ FT)**

# GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agent. For further information, please contact:

**Thomas Codona**

**T** 07570 382 544

**E** [thomas.codona@ryden.co.uk](mailto:thomas.codona@ryden.co.uk)

**Daniel Stalker**

**T** 07887 751 090

**E** [daniel.stalker@ryden.co.uk](mailto:daniel.stalker@ryden.co.uk)

**Ryden**

The Capitol  
431 Union Street  
Aberdeen  
AB11 6DA  
01224 588866

[ryden.co.uk](http://ryden.co.uk)

# 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. **September 2024**

