

TO LET
CITY CENTRE WAREHOUSE



UNIT 1 UNION GLEN, ABERDEEN, AB11 6ER

- Warehouse with offices / reception
- Located in Aberdeen's City Centre
- Area: 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, teaprep 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 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
Total	329.15	3,544



RENT

Open for discussion.

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: Rateable Value - £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 subjects have an EPC of C, full documentation is available on request.

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 with the incoming tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

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

To arrange a viewing please contact:



Euan Rolland
Commercial Property Agent
07825 875 303
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