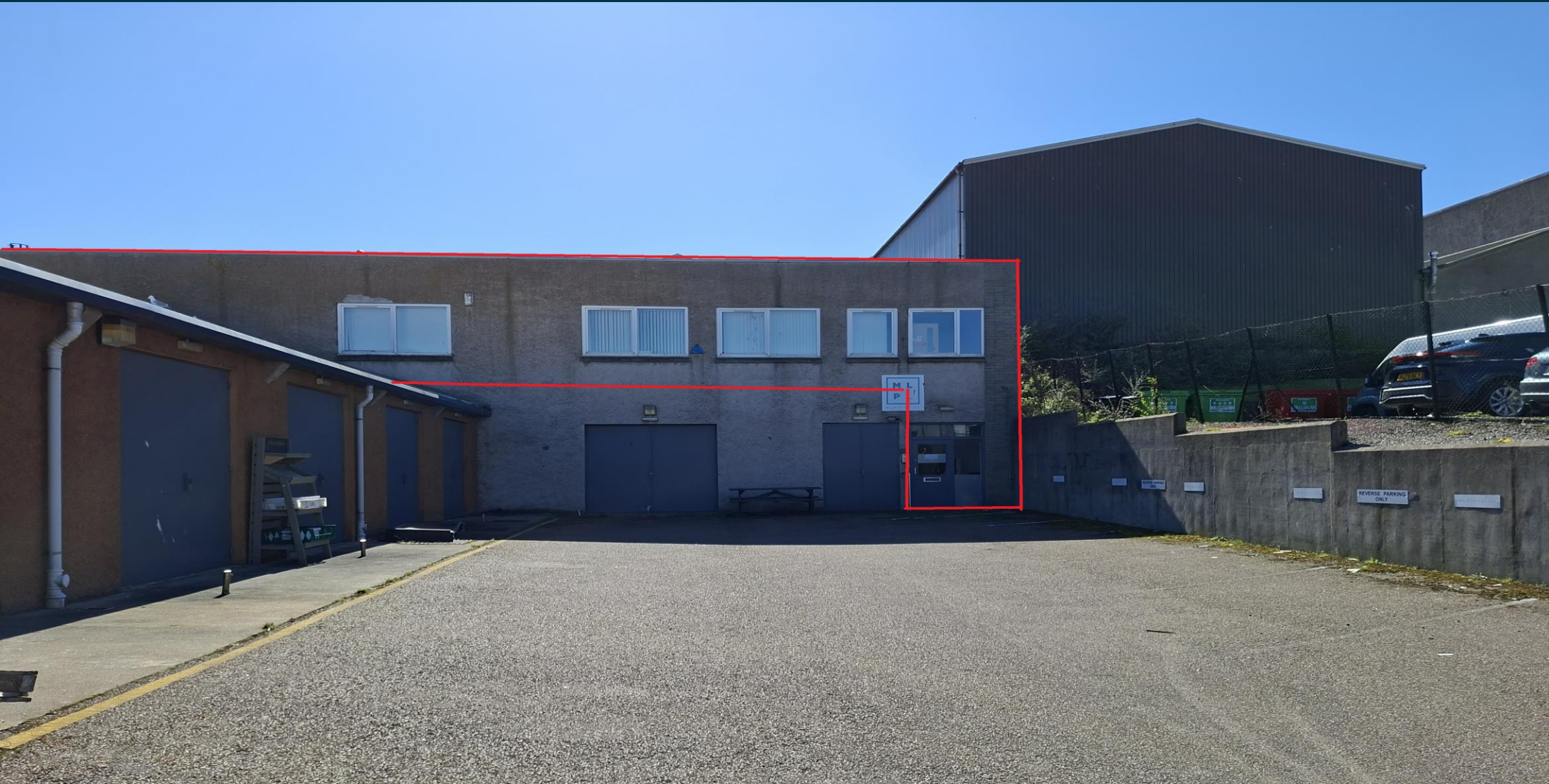
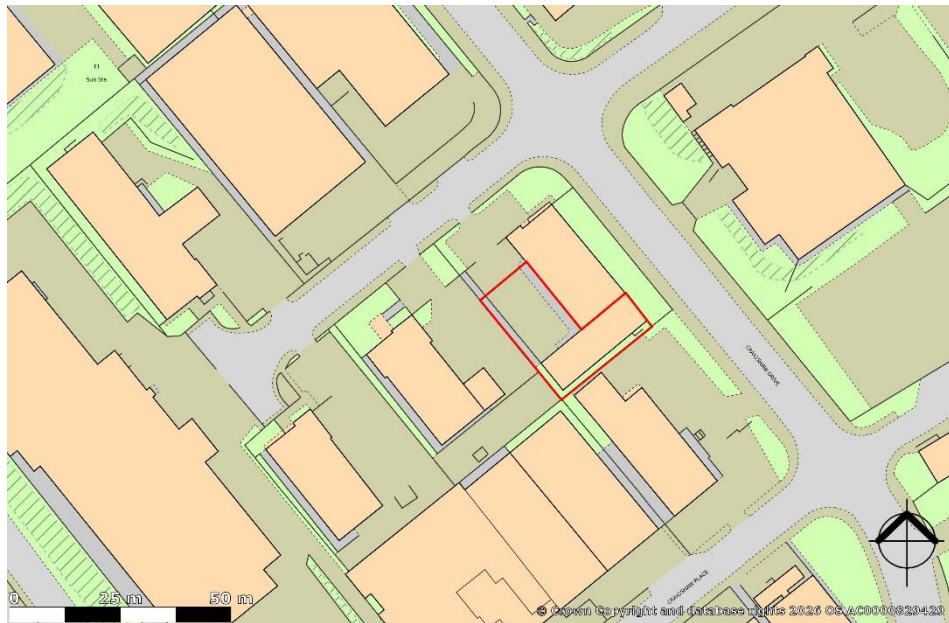
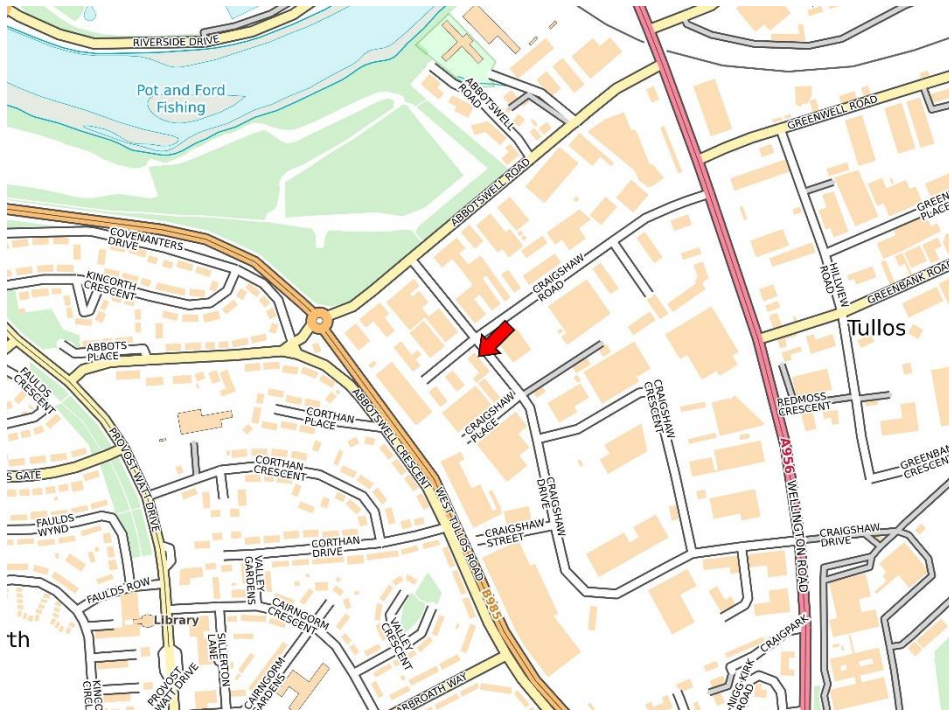


TO LET OFFICE UNIT



**1st Floor, 4 Points Commercial Centre,
Craigshaw Road, Aberdeen, AB12 3AP**

- Self-contained office with 6 parking spaces
- Excellent transport links — 300 metres from the A956
- Area — 184.33 sq.m (1,984 sq.ft)



LOCATION

4 Point Commercial Centre is located in the well-established West Tullos Industrial Estate, approximately 2 miles south of Aberdeen City Centre. The property is just 300 metres from the A956, meaning it is easily accessible and benefits from good transport links across the city

Nearby occupiers including Rainbow Taxis, Belmar Engineering, Airhop Adventure & Trampoline Park and Aberdeen Trophy Centre

DESCRIPTION

This property is a self-contained office which has an internal staircase to the first floor. The space includes a small reception / waiting area at the entrance, followed by six well-proportioned offices. The office benefits from lots of natural light through the large windows, and there is a kitchen / tea prep area. Male and female toilets and gas central heating throughout. Whilst the property is currently configured as office space, the property could be suitable for alternative uses, subject to planning.

Additionally, the property benefits from 6 dedicated parking spaces conveniently located at the front.

ACCOMMODATION

We calculate the following approximate Net Internal Floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m	Sq. ft
First Floor	184.33	1,984



RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows £12,750. The Uniform Business Rate Poundage for the year 2026/2027 is 48.1p in the £. An occupier may be eligible for some rates relief through the Small Business Bonus Scheme.

Each car parking space is individually entered into the valuation roll as £250 per parking space

VAT

All figures quoted are exclusive of VAT, which may be applicable

EPC

Further details available on request

RENT

£15,000 per annum, exc.

LEASE TERMS

The subjects are available on a Full Repairing and Insuring Lease of a negotiable duration

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration dues, as appropriate

VIEWING

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



To arrange a viewing please contact:



SHONA BOYD
 Senior Surveyor
 shona.boyd@g-s.co.uk
 07741 314 188



MOLLY PEETERS
 Graduate Surveyor
 molly.peeters@g-s.co.uk
 07825 875 303

Important Notice

1. These Particulars Are Intended As A 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.
3. Graham + Sibbald Are Not Authorised To Enter Into Contracts Relating To This Property. These Particulars Are Not Intended To Nor Shall They Form Part Of Any Legally Enforceable Contract And Any Contract Shall Only Be Entered Into By Way Of An Exchange Of Correspondence Between Our Client's Solicitors And Solicitors Acting For The Purchaser/Tenants.
4. All Plans Based Upon Ordnance Survey Maps Are Reproduced With The Sanction Of Controller Of Hm Stationery.
5. A List Of Partners Can Be Obtained From Any Of Our Offices. Date Published: May 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC And RICS Regulations And The Criminal Finances Act 2017, As Property Agents Facilitating Transactions, We Are Obligated To Undertake AML Due Diligence For Both The Purchasers And Vendors (Our Client) Involved In A Transaction. As Such, Persona And Or Detailed Financial And Corporate Information Will Be Required Before Any Transaction Can Conclude.