

WAREHOUSE/STORE BUILDING





TO LET 1 York Street/50 Wellington Street

Aberdeen, AB11 5DL | 1,474.9 sq.m (15,876 sq.ft)



1 YORK STREET/50 WELLINGTON STREET ABERDEEN, AB11 5DL



LOCATION

Aberdeen is widely recognised as the European Capital for North Sea Oil and Gas industries with many technologies in the city being exported to energy provinces worldwide.

Aberdeen Harbour is a well established industrial area located at the heart of the city of Aberdeen. Vehicular access is available via Aberdeen's inner ring road system which connects to all major trunk routes and the wider road network.

The building is situated on the corner of York Street and Wellington Street in close proximity to the northern quayside.

Neighbouring occupiers within the Harbour include Petersen, Langstane Press, Wolseley and Dales Industrial Services.

DESCRIPTION

A detached office and warehouse/store building together with a small area of exclusive car parking and forecourt.

Offices

- · Cellular space together with staff welfare
- Carpet flooring
- Plasterboard lined walls and ceilings
- Fluorescent strip lighting
- Electric heating

Warehouse

- Steel portal frame clad with block walls
- · Corrugated and sheeted roof incorporating translucent panels
- 6 m eaves height
- 3 roller shutter doors:- 2 no 4.5 m wide x 4.5 m high
 1 no 6.0 m wide x 5.0 m high
- Fluorescent strip lighting

| RFNT | On appl | ication. |
|------|---------|----------|

| RATEABLE VALUE | There are meantime 3 entries in the |
|----------------|--|
| | Valuation Roll meaning the building will |
| | require to be re-assessed on occupation. |
| | |

| RATES DETAIL | Any ingoing tenant will have the right to appeal the Rateable Value and may |
|--------------|---|
| | also be entitled to relief from rates under |
| | the various schemes currently available. |
| | Interested parties should verify all rating |
| | figures with the Local Authority. |
| LEASE TERMS | Flexible lease terms are available. Leases |

| Details regarding the EDC veting are | d. |
|--|----|
| EPC Details regarding the EPC rating are available on request. | |

| LEGAL COSTS | Each party will bear their own legal costs |
|-------------|--|
| | associated with the documentation of |
| | the transaction. The ingoing occupier |
| | will be responsible for any LBTT and |
| | Registration Dues applicable. |

Any rent quoted is exclusive of VAT.

| FLOOR AREAS | Measured in accordance with the |
|-------------|---|
| | RICS Code of Measuring Practice (6th |
| | Edition) and approx. areas calculated:- |
| | |

| Ground Floor Offices | 70.6 sq.m | 760 sq.ft |
|----------------------|--------------|--------------|
| First Floor Offices | 51.1 sq.m | 550 sq.ft |
| Warehouse/Store | 1,353.2 sq.m | 14,566 sq.ft |
| Total | 1,474.9 sq.m | 15,876 sq.ft |

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

GRAEME WATT

- t. 01224 597533
- e. graeme.watt@fgburnett.co.uk

FGBURNETT.CO.UK

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VAT