



WAREHOUSE/STORE BUILDING



TO LET
1 York Street/50 Wellington Street

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

To request a viewing call us on 01224 572661

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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, Langstone 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

RENT

On application.

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 from a period 1 year can be negotiated.

EPC

Details regarding the EPC rating are available on request.

VAT

Any rent quoted is exclusive of VAT.

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.

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.

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