



WAREHOUSE BUILDING
WITH CAR PARKING

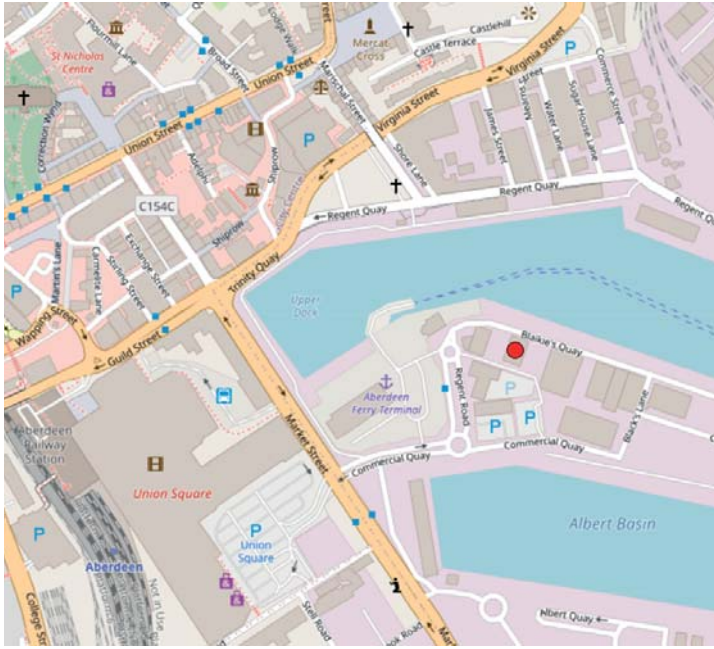


TO LET
BLAIKIES QUAY

Aberdeen, AB42 3QY | 482.9 sq.m (5,198 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

This building is situated on the south side of Blaikie's Quay in the heart of Aberdeen's Harbour. The harbour is an established industrial location predominantly serving the marine and energy sectors.

The building is in close proximity to South Market Street, which forms part of the inner ring road system. Good road communications are therefore available both in and around the city but also to the wider trunk road network.

DESCRIPTION

A warehouse with ancillary office and welfare space. It is of steel portal frame construction with block infill walls with concrete panels to the exterior elevations. The roof is sheeted with translucent panels. Vehicular access is via a roller shutter door which is 6m wide by 4.5 m high approx. The eaves height is 7m approx.

Internally, there is a concrete floor, and a 3 phase electricity supply. Lighting is by fluorescent strips. A series of offices together with welfare facilities are provided.

To the rear, there is an exclusive parking area which can accommodate up to 8 vehicles approx. in tandem formation.



PROPERTY DETAILS

Rent	Offers in excess of £30,000 per annum.	
Rateable Value	£29,000. Any incoming 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.	
Lease Terms	The building is available for lease on terms to be agreed. Any lease beyond a period of 5 years will provide for rent review every 5 years.	
EPC	E70. Copy available on request.	
VAT	The rent quoted is exclusive of VAT.	
Legal Costs	Each party will be responsible for their own legal costs.	
Floor Areas	The gross internal floor area has been calculated in accordance with the RICS Code of Measuring Practice (6 th Edition):-	
Total	482.9 sq.m	5,198 sq.ft

VIEWING & OFFERS

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

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