



QUALITY OFFICE AND WORKSHOP/WAREHOUSE BUILDING



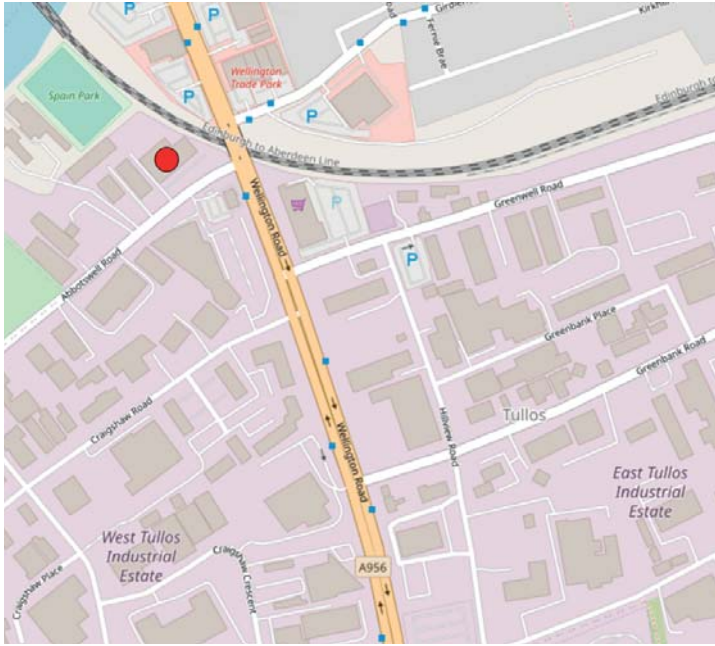
TO LET

Unit 6, Abbotswell Road

Craigshaw Industrial Estate, Tullos, Aberdeen, AB12 3AB | 840 sq.m (9,037 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The building is situated on the north side of Abbotswell Road close to its junction with Wellington Road, in the West Tullos commercial area on the south side of Aberdeen. The location boasts vehicular easy access not only to the city centre and harbour but also the arterial road and wider trunk road networks.

Neighbours include amongst others Menzies, Costa, Lidl, Travis Perkins, Glass Solutions (Saint Gobain), Screwfix, Arnold Clark, John Clark and Stagecoach.

DESCRIPTION

A detached office and workshop / warehouse together with ancillary car parking.

Offices

- Refurbished space providing a mix of open plan and cellular space complete with quality meeting, break out and welfare areas including shower. There is also a feature reception and waiting area.
- The specification includes carpeted flooring, suspended ceilings with recessed lighting, double glazing, a VRV heating/air cooling system and a passenger lift.

Workshop/Warehouse

- An open area meantime used for display / storage
- A steel portal frame building block clad in the main with the roof clad with insulated sheeting
- The eaves height is 5.5m approx., there is high bay lighting, three phase electricity and vehicular access to the communal yard/ road

Exclusive parking for c 19 vehicles is available to the front of the offices.

UNIT 6, ABBOTSWELL ROAD

CRAIGSHAW INDUSTRIAL ESTATE, TULLOS, ABERDEEN, AB12 3AB

RENT

On application.

RATEABLE VALUE

As it currently forms part of a larger entry, the Rateable Value of the building will fall to be re-assessed on entry. An indication of rates payable can be given on application.

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

The building is available for a period to be agreed. Any lease beyond a period of 5 years will include provision for rent review at periodic intervals.

EPC

The EPC rating is available on application.

VAT

VAT may be applicable to the sums due under the lease.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

ENTRY

By agreement upon conclusion of legal missives.

FLOOR AREAS

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

Ground Floor Office	307.3 sq.m	3,308 sq.ft
First Floor Office	292.2 sq.m	3,145 sq.ft
Total	599.5 sq.m	6,453 sq.ft
Workshop/Warehouse	240.1 sq.m	2,584 sq.ft
Total	839.6 sq.m	9,037 sq.ft

VIEWING & OFFERS

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

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