

**VIDEO  
TOUR**  
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## **WAREHOUSE WITH OFFICE ACCOMMODATION**

- > SIZE – 1176.05 SQM  
(12,659 SQFT)
- > 2 ALLOCATED PARKING  
SPACES
- > RENTAL - £80,000 PER  
ANNUM
- > LOCATED WITHIN HEART OF  
ABERDEEN HARBOUR

**TO LET**

**UNIT 1, BLAIKIE'S QUAY, ABERDEEN, AB11 5PU**

**CONTACT:** James Morrison, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk), 01224 202 800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

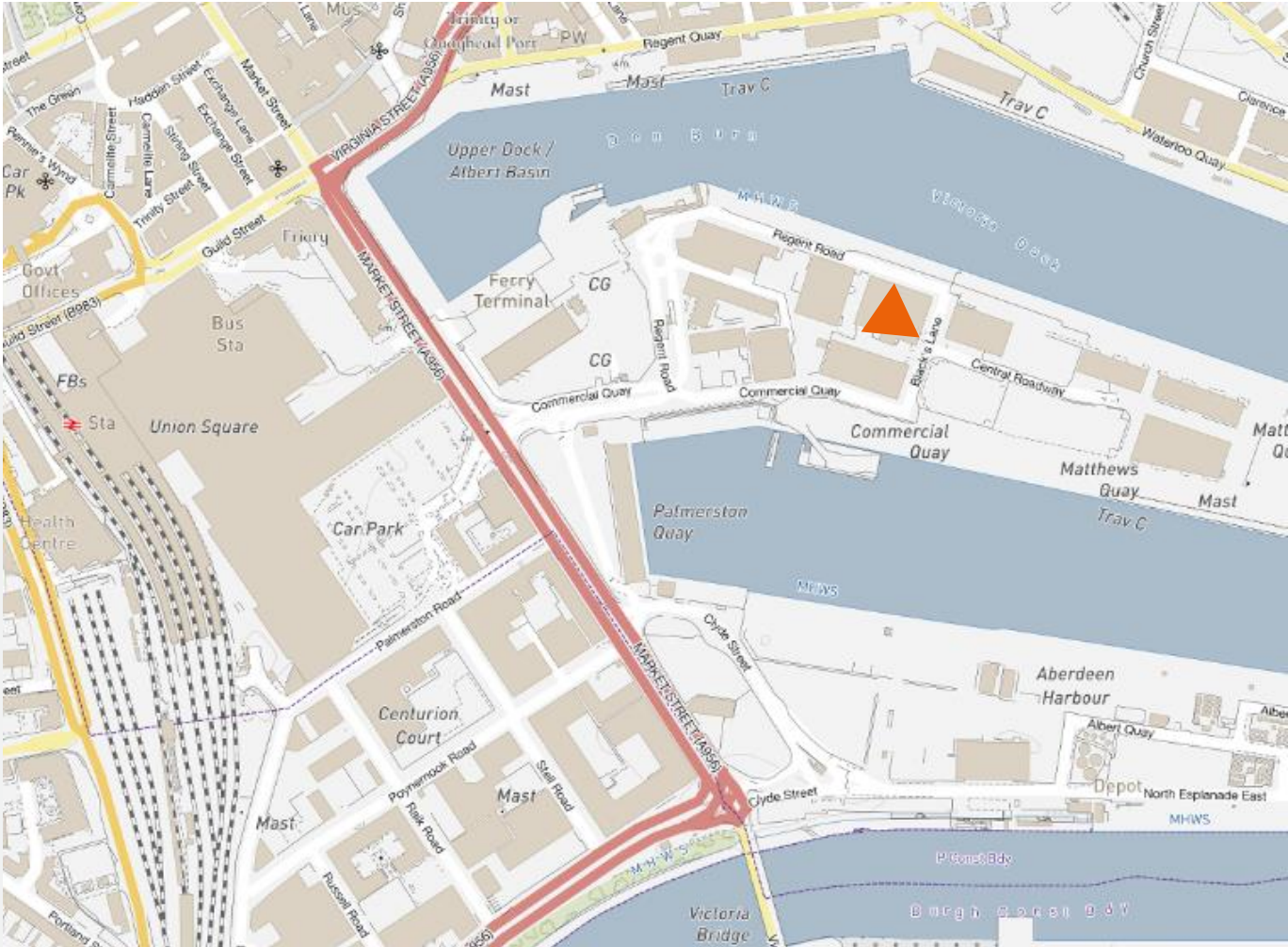
The subjects are located on the south side of Blaikie's Quay within the heart of Aberdeen Harbour. As such, the property is in close proximity to market Street and as such provides good transport links to the north and south of the city.

**DESCRIPTION**

The subjects comprise a warehouse with ancillary office and welfare space and is of steel portal frame construction with blockwork walls which have been rendered externally. The majority of the roof is pitched with insulated profile metal sheeting with a small section being located under the adjoining building.

Internally, the warehouse is accessed via a roller shutter door measuring 4M wide by 3.65M high or from 2 pedestrian doors accessed via the office. The flooring within the warehouse is concrete with the walls being blockwork painted in part. Lighting is provided by a number of fluorescent strip fitments and a male w.c adjoining the office block is also located within this area. The eaves height is circa 5.58m.

The office accommodations is accessed via a recessed glazed door and is laid out to provide a reception area, offices, kitchen and female wc. The walls and ceilings are lined in painted plasterboard with the flooring being a mix of linoleum and carpet. The kitchen has floor and wall mounted units, a stainless steel sink and drainer and an electric hot water geyser. Lighting throughout is provided via fluorescent strip fitments with natural lighting via aluminium windows. Heating is provided by electric wall mounted units.





**ACCOMMODATION**

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
warehouse	1062.58	11,437
Office	113.47	1,211
<b>Total</b>	<b>1176.05</b>	<b>12,659</b>

The property benefits from 2 parking spaces.

**RATEABLE VALUE**

The subjects are currently entered in the Valuation Roll at a Rateable Value of £74,000. an incoming occupier would have the opportunity to appeal this Rateable Value.

**LEASE TERMS**

The property is offered on a new full repairing and insuring lease for a period to be negotiated. Any medium to long term lease durations will be subject to upward only rent review provisions.

**VAT**

All figures quoted are exclusive of Value Added Tax.

**RENTAL**

£80,000 per annum.

As is standard practice this will be payable quarterly in advance.

**ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC Rating of D.

The recommendation report and Section 63 Action Plan can be made available upon request.

**ENTRY**

Immediately upon completion of legal formalities.

**LEGAL COSTS**

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

**OFFERS & VIEWINGS**

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
James Morrison [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) | 01224 202 836

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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