

**VIDEO  
TOUR**  
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## **INDUSTRIAL UNIT WITH YARD**

- > GROSS INTERNAL AREA – 874.60 SQM (9,414 SQFT)
- > HARDCORE YARD – 511 SQM (5,500 SQFT)
- > CONCRETE BLOCK YARD – 494 SQM (5,317 SQFT)
- > RENTAL - £54,000PA
- > CAN BE LET IN PART



**TO LET**

**BUILDING 3, ENTERPRISE DRIVE, WESTHILL, AB32 6TQ**

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## LOCATION

The subjects are located on the south side of Enterprise Drive in close proximity to its junction with Peregrine Road within the heart of the well established Westhill Industrial Estate.

Westhill comprises a well established residential and commercial suburb to the west of Aberdeen with quick access to the city of Aberdeen and to the local national road network.

## DESCRIPTION

The subjects are of a steel frame construction with a light steel truss roof frame over. The walls are roughcast blockwork to approximately 3 meters with profile metal sheeting above whilst the roof over is pitched and laid in a mixture of corrugated sheet asbestos and profile sheet cladding over.

The building is inter-connected internally and externally, each of the separate areas benefits from a sliding timber door for access. The floors throughout are of solid concrete which within the west section has inspection pits. The walls throughout are open to the inside face of the external cladding, as is the roof. The eaves height throughout is approximately 5.2 metres to the bottom of the steel framed roof structure.

To the rear of the property is an internal blockwork enclosure, which provides a canteen, staff WCs and shower block along with a storage area.

A number of interconnecting portacabins are located adjacent to the unit which are utilised as office accommodation



**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
Workshop	342.60	3,688
Warehouse	313.90	3,379
Stores	76.82	827
Canteen, shower & wc's	84.92	914
Portacabin office	56.36	607
<b>Total</b>	<b>874.60</b>	<b>9,414</b>

**YARD**

The subjects benefit from having a hardcore yard measuring 511sqm (5,500sqft) and a concrete block yard measuring 494sqm (5,317sqft).

**RATEABLE VALUE**

The subjects are currently entered in the Valuation Roll as part of a larger entry and as such will require to be re-assessed upon occupation.

**LEASE TERMS**

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

**RENTAL**

£54,000 per annum

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have an EPC Rating of .

**VAT**

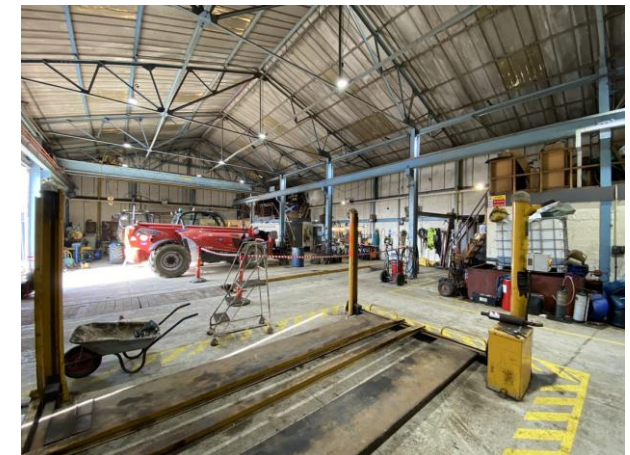
All figures quoted are exclusive of Value Added Tax.

**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.



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

**Shepherd Chartered Surveyors** | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
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