

TO LET

Commercial Premises

Flexible Lease Terms

Suitable for a variety of uses

Rental: £20,000 Per Annum

VIRTUAL TOUR

UNIT 7&8, BURNBANK CENTRE, SOUTERHEAD ROAD, ABERDEEN, AB12 3LF

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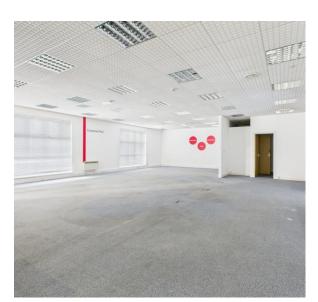


Prominent Location



The subjects are situated within Altens Industrial Estate, located approximately 2 miles south of Aberdeen City Centre. The estate itself is accessed via Wellington Road and according, benefits from excellent access to all parts of the city along with providing access to the Aberdeen Western Peripheral Route, the A92 and the Scottish motorway network.

Burnbank Centre is well positioned within Altens Industrial Estate, occupying a prominent location where Souterhead Road meets Crawpeel Road.









Burnbank Business Centre comprises two single storey terrace buildings along with a common car parking area to the front of the buildings. The office terrace has prominence to Souterhead Road with the second terrace to the rear comprising of small industrial units.

The properties are of brick construction with a pitched, metal roof above. UPVC double glazed windows to both the front and rear provide good natural light to the suites with the units accessed via double doors from the car parking area.

Internally, the subjects provide a mixture of open plan and partitioned office accommodation along with a tea making facilities and male, female w.c. facilities. The office accommodation is carpeted throughout and a suspended ceiling with recessed fluorescent light fitting is installed, heating is provided via electric panel radiators.

Accommodation

	m²	ft²
Ground Floor	355.77	3,830
TOTAL	355.77	3,830

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

£20,000 per annum exclusive of VAT.

Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring lease by way of service charge for a negotiable duration.

Rateable Value

The subjects are entered into the Valuation Roll at a Rateable Value of £37,000.

Rates Relief may be available with further detail available upon request

Energy Performance Certificate

The subjects have a current Energy Performance Rating of 'B'.

Further information and a recommendation report is available to seriously interested parties on request.

Service Charge

An ingoing tenant will be responsible for payment of a service charge for the upkeep and maintenance of the common areas. A service charge budget can be made available to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues etc.

Get in Touch

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



Mark McQueen

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Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN





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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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