

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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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.





Description

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



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

	m ²	ft ²
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.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE NOVEMBER 2025.

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:



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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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