



**TO LET /
MAY SELL**

OFFICE PREMISES

Within Popular Industrial Estate

Ground and First Floor

Floor Area – 905.45 SQM (9,746 SQFT)

39 Car Parking Spaces

Rent On Application

Price On Application

ON BEHALF OF:



PARK LANE ESTATES



VIDEO TOUR



WHAT 3 WORDS

OSLO HOUSE, CRAWPEEL ROAD, ABERDEEN, AB12 3LG

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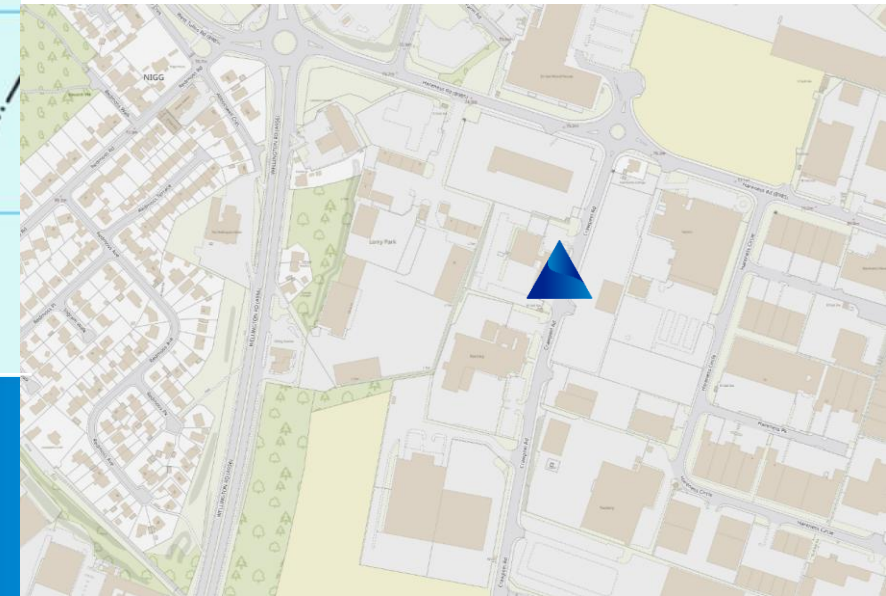
Location

OSLO HOUSE, CRAWPEEL ROAD, ABERDEEN,
AB12 3LG



The property is located within the Altens Industrial Estate which is one of Aberdeen's main industrial locations and is located approximately 2 miles south of Aberdeen City Centre. The location benefits from being in close proximity to the A90 and the AWPR and as such provides rapid access to the main road network.

Surrounding commercial occupiers including Wood, Mercedes Benz Trucks and William Wilson.



Office Premises



FIND ON GOOGLE MAPS



Description

OSLO HOUSE, CRAWPEEL ROAD, ABERDEEN,
AB12 3LG



The subjects comprises of a two storey office facility with dedicated car parking.

The accommodation is laid out to provide a mixture of open plan and private office accommodation with kitchenette and w.c. facilities on both levels. There are good levels of natural light throughout via windows to all elevations with artificial lighting being provided by CAT 2 fitments within the suspended tile ceiling.

Car Parking

The subjects provide parking for approximately 39 cars.

Accommodation

	m ²	ft ²
Ground Floor	451.45	4,859
First Floor	453.99	4,887
TOTAL	905.45	9,746

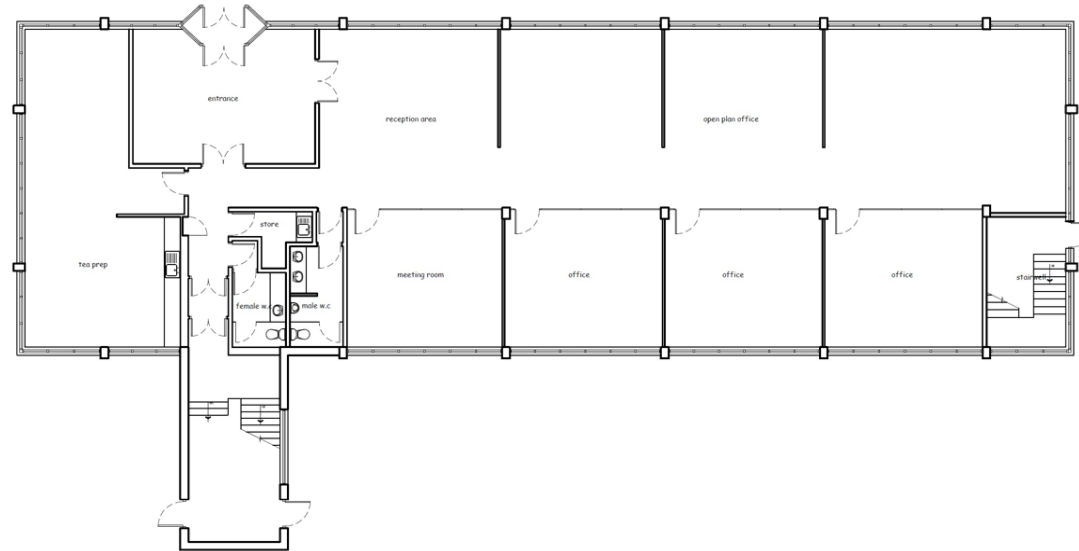
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



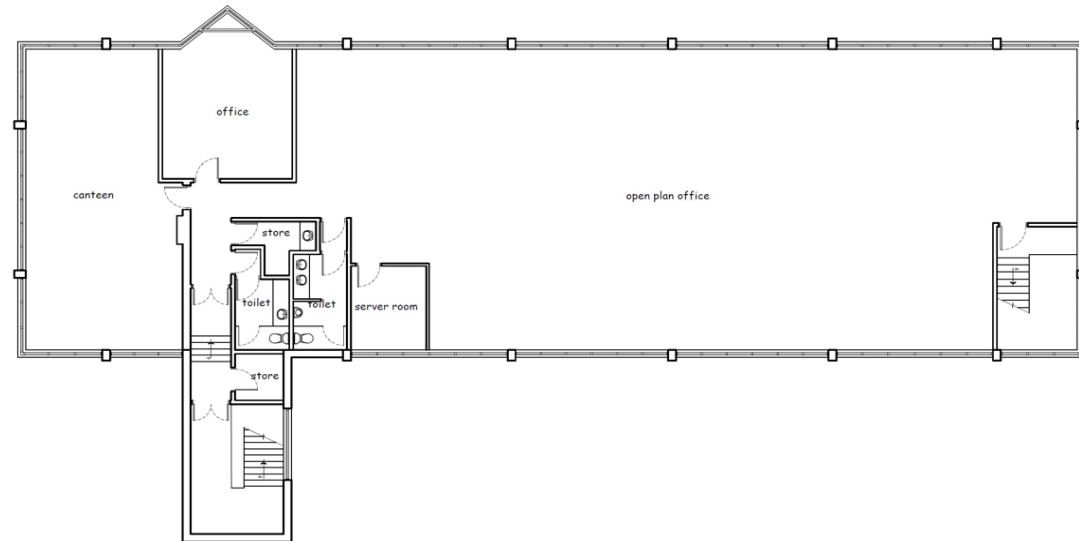
Floor Plans

OSLO HOUSE, CRAWPEEL ROAD, ABERDEEN,
AB12 3LG

Ground Floor



First Floor





Rental

On Application

Lease Terms

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

Price

On Application

Entry

Immediately upon completion of legal formalities.

Rateable Value

The subjects are currently entered in the Valuation Roll as part of a larger entry and will require to be reassessed upon entry.

An incoming occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

The subjects currently have an EPC rating of 'B'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of Value Added Tax.

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.

Get in Touch

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



Mark McQueen

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Shepherd Chartered Surveyors

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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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