

TO LET

INDUSTRIAL UNIT

Detached industrial unit within
Clipper Quay

Gross Internal Area: 2,570 sqm
(27,663 sqft)

9.5M eaves height

7 electric roller shutter doors
measuring approx. 5.85M x 5.85M

Rental - £195,000 per annum

VIRTUAL TOUR 

**SHED 9, CLIPPER QUAY, YORK STREET, ABERDEEN,
AB11 5DD**

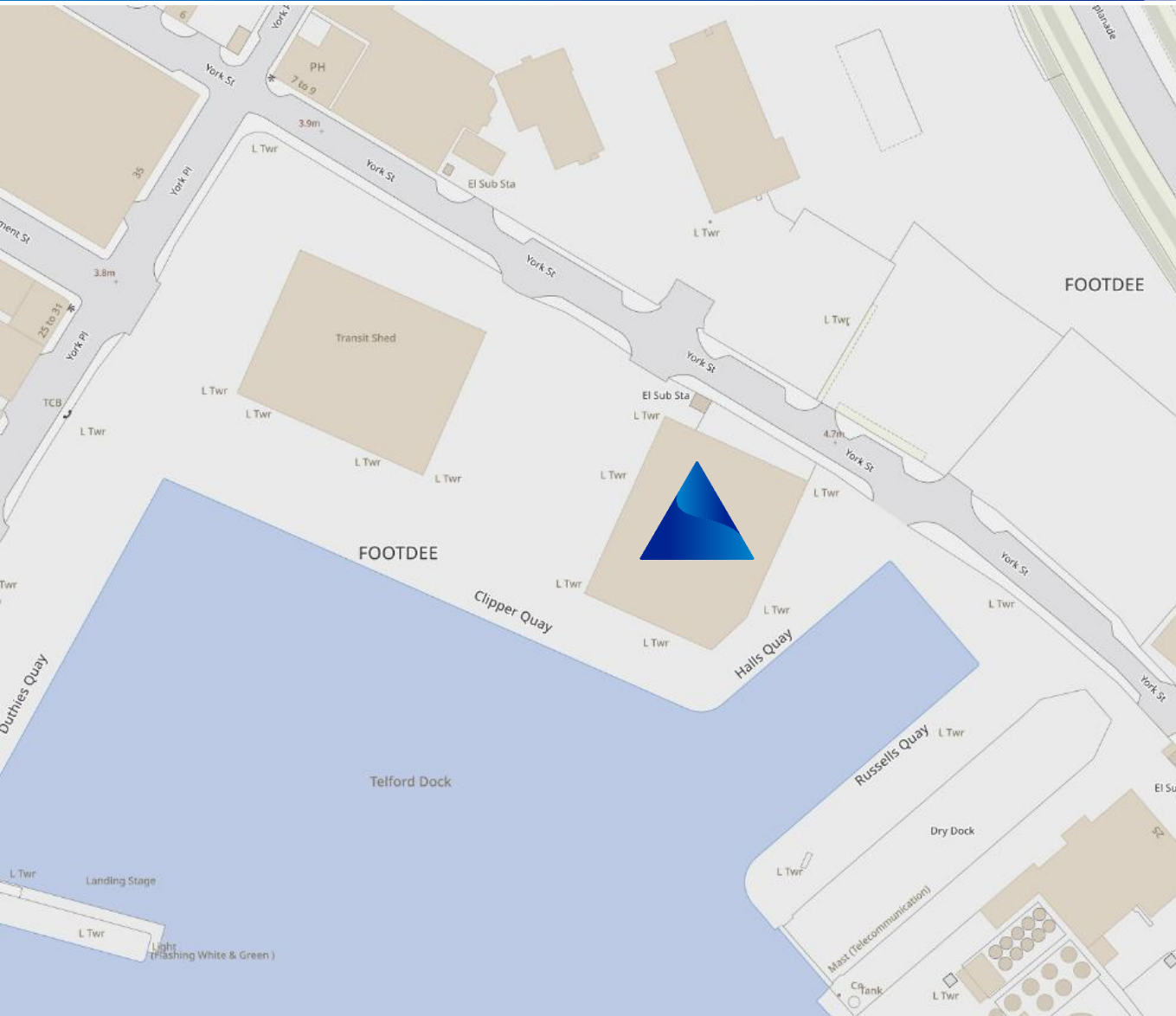
CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202836 | **shepherd.co.uk**





Location

SHED 9, CLIPPER QUAY, YORK STREET, ABERDEEN,
AB11 5DD



The subjects are located to the south of York Street on the northern park of Port of Aberdeen's estate bordering Clipper Quay.

As a result of its location, it benefits from good transport links to the north and south of the City.

Access is available to the site via Your Street.



Detached industrial Unit within Clipper Quay



FIND ON GOOGLE MAPS



Description

SHED 9, CLIPPER QUAY, YORK STREET, ABERDEEN,
AB11 5DD

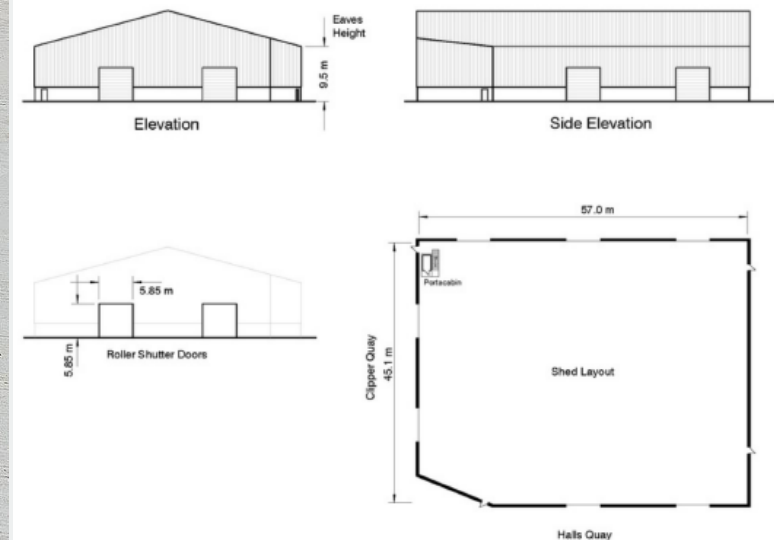


The subjects are of a steel portal frame construction with concrete block walls to dado height and profile metal sheeting thereafter. The roof over is pitched and with profile metal sheeting and incorporates translucent roof panels.

The floor is concrete with the walls and ceiling to the inside face of the cladding & blockwork. Artificial lighting is provided by high bay sodium fittings.

There are 7 electric roller shutter doors which provides access directly onto the Clipper Quay quayside.

Shared common user toilets are available for use.





Accommodation:

	m ²	ft ²
Warehouse	2,570	27,663

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

Rental

£195,000pa. As is standard practice, this will be payable quarterly in advance.

At the current time, the rental is inclusive of the Rateable Value however should this change, the occupier will be responsible for the additional Rateable Value payment.

Lease Terms

Our clients are seeking to lease the premises for a negotiable period with any medium to long term lease durations being subject to upward only rent review provisions.

Utilities

The Port of Aberdeen shall recharge the cost of utilities used in connection with the use of the property.

Energy Performance Certificate

The EPC can be provided upon request.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonably incurred legal costs in the transaction along with any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

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

Get in Touch

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



James Morrison

james.morrison@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 20280



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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