

TO LET

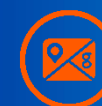
INDUSTRIAL UNIT

Rental - £50,000 per annum

Gross Internal Area
1075.54 sqm (11,577 sqft)

To be refurbished

Short Distance from Aberdeen
City Centre



FIND ON GOOGLE MAPS

UNITS 1 – 2, 5 ST MACHAR ROAD, ABERDEEN, AB24 2UU

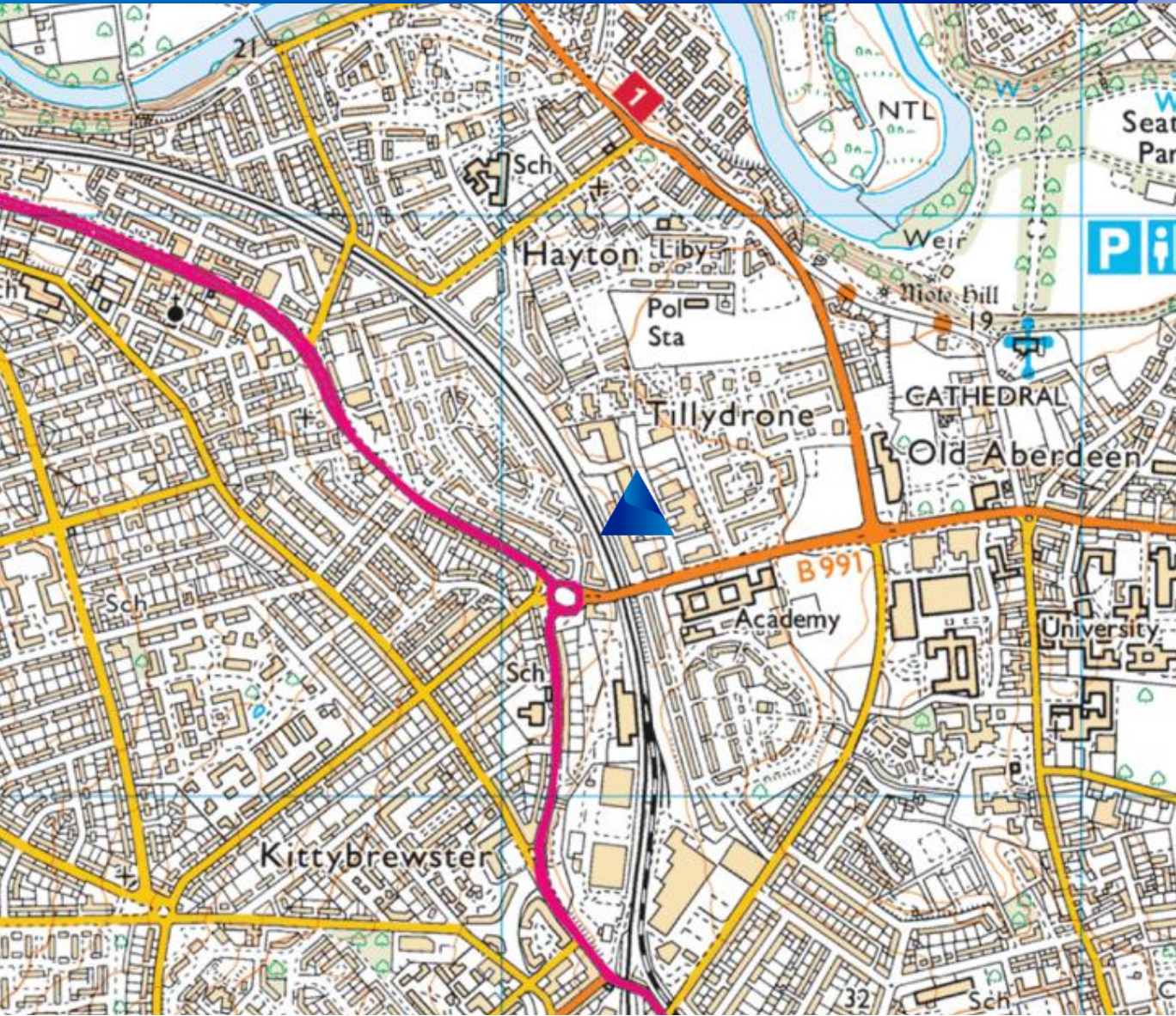
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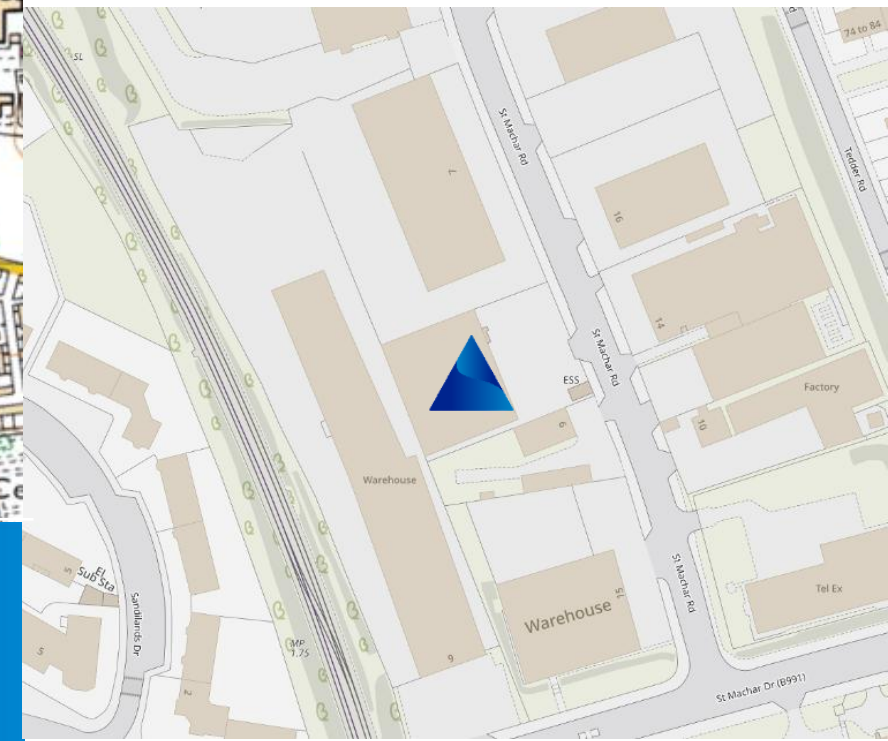
Location

UNITS 1 – 2, 5 ST MACHAR ROAD, ABERDEEN,
AB24 2UU



The subjects are located within an established industrial area of Aberdeen located at St Machar Road. The estate is located within close proximity to St Machar Drive and as such has good transport links to the city centre and the wider road network.

The property itself is located on the West side of St Machar Road with the area predominately being commercial in nature and occupiers including Euro Car Parts, Kenway Tyres and WOM UK.



Industrial Unit within established location



Description

UNITS 1 – 2, 5 ST MACHAR ROAD, ABERDEEN,
AB24 2UU



The subjects comprise of two interlinked industrial units of a blockwork construction with pitched roof's over incorporating a number of translucent roof panels.

Access to the units is via a pedestrian door or electric roller shutter doors measuring approx. 4.41M high x 4.87M wide and 3.77M high x 4.83M wide with eaves height of 3.49M and 3.627M.

The flooring throughout the warehouse area is concrete with the walls and ceilings to the blockwork and underside of the cladding.

An office has been installed within each unit with the office within the south most unit being utilised as a trade counter area. A kitchen and w/c can also be found within the units.



Accommodation

	m ²	ft ²
Warehouse & office	1075.54	11,577

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).



Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £39,500. An incoming occupier would have the opportunity to appeal the rateable value.

Lease Terms

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

Rental

£50,000 per annum, exclusive.

Energy Performance Certificate

The subjects have an EPC Rating of A.

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 incoming tenant liable for LBTT and registration dues in the normal manner.

Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis.



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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