

**CURRENTLY
UNDERGOING
REFURBISHMENT**

TO LET

WAREHOUSE UNIT WITH OFFICES & SECURE YARD

Located within Central location in
close proximity to Aberdeen
Harbour

Prominent Corner Location

Size – 703.3 sqm (7,570 sqft)

Rental - £58,000 per annum



WHAT 3 WORDS

CROMBIE PLACE/ CROMBIE ROAD, ABERDEEN, AB11 9PJ

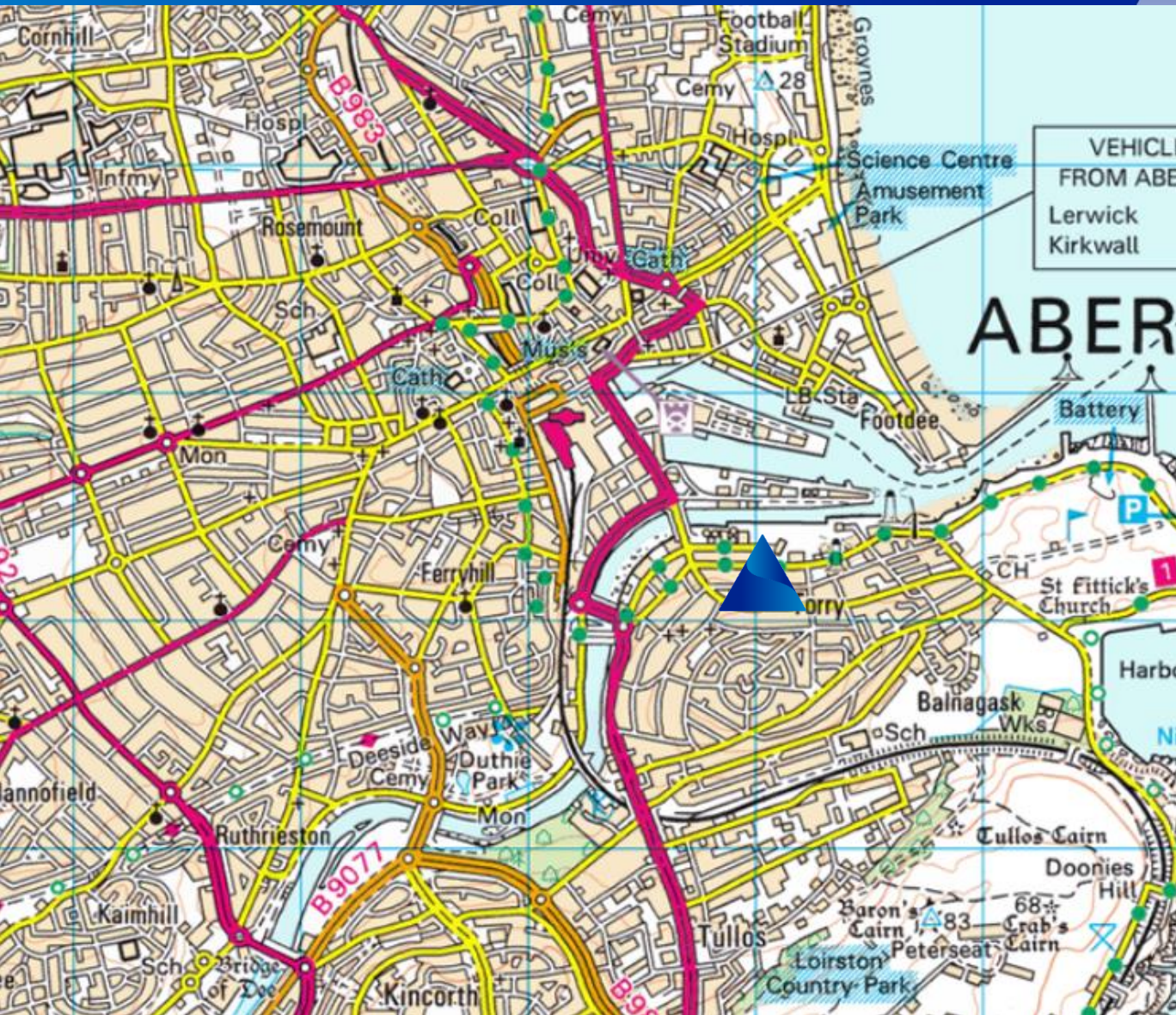
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Location

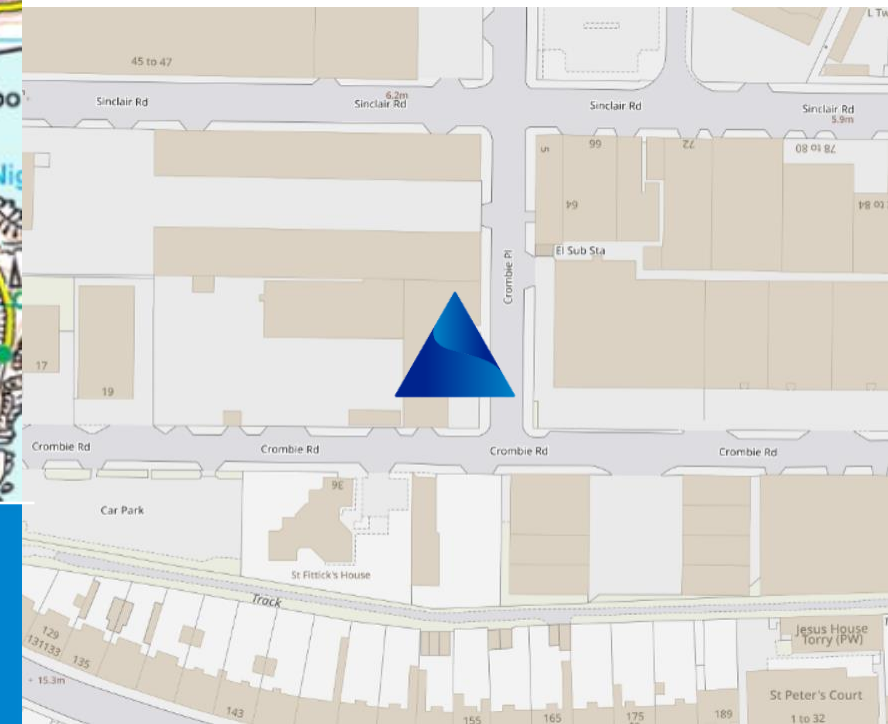
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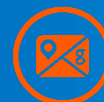
The property is situated at the corner of Crombie Place and Crombie Road in the Torry area of Aberdeen which is just a short distance from Aberdeen City Centre and Aberdeen Harbour.

The premises are situated in an established commercial area in proximity to the Torry Marine Base.

Surrounding commercial occupiers include Joseph Robertson Aberdeen, Autoglass Aberdeen, Seaward Industrial Supplies, ASCO and Cordiners Timber & Builders Merchant.



Warehouse unit with offices & secure yard



FIND ON GOOGLE MAPS



Description

The subjects comprise of an industrial unit of steel portal frame construction with a pitched roof over and blockwork walls to dado height and profile metal sheeting thereafter.

The unit is laid out to provide warehouse and office space with a secure yard / car park to the front.

Access to the workshop is via two roller shutter doors, one located on Crombie Place and the other Crombie Road with further pedestrian access from the car park or the office.

Internally the flooring is concrete with the walls being painted blockwork or to the inside face of the cladding. Lighting is provided by LED fitments. There are also toilets located within this area.

The offices are over 2 levels and generally have painted plaster walls, carpet floor coverings with LED lighting with natural light being provided via double glazed UPVC windows. Male and female toilets and a kitchen are also located in this area.

Rental

£58,000 per annum, exclusive

Lease Terms

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

Energy Performance Certificate

The subjects have an EPC Rating of C.

Accommodation

	m ²	ft ²
Warehouse	503.4	5,419
Office GF	199.9	2,151
TOTAL	703.3	7,570
Secure Yard	224.7	2,418

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition

Rateable Value

The subjects currently form part of a larger entry and will require reassessment. An indicative Rateable Value can be provided upon request.

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.

Services

Mains electricity, gas, water and drainage are installed. Heating within the warehouse is via a wood waste burner.

VAT

All prices quoted in this schedule are exclusive of VAT.

Get in Touch

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



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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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