



TO LET

OFFICES WITH WORKSHOP AND PARKING

Craigshaw Road, West Tullos Industrial Estate, Aberdeen, AB12 3ZG

Gross Internal Floor Area 587.55 sq m (6,324 sq ft)

£45,000 per annum

LOCATION

The property is located on the north side of Craighshaw Road within the long established West Tullos Industrial Estate, towards the south of Aberdeen City Centre. Surrounding properties are primarily utilised for industrial and car showroom purposes with nearby occupiers including Belmar Engineering Services Limited, Jump In and Paint Technic.

The exact location can be seen on the undernoted plan:-



DESCRIPTION

The subjects comprise a single storey detached workshop and office. The buildings are of pointed and rendered brick/block construction with the workshop having a pitched and light steel framed fibre cement sheeted roof and the offices having flat metal clad roofs.

Internally, the workshop has concrete floor, unlined walls/ceiling, UPVC double glazed windows and warm air blower heating. Eaves height is circa 3.2 metres and access is via a loading dock and double timber doors.

The offices have carpet tile concrete flooring, plasterboard lined walls/ceilings, UPVC double glazed windows and sky lights.

The subjects include a secure tar yard with car parking to the front accessed via double steel gates, together with a small concrete surfaced yard to the side of the workshop.

ACCOMMODATION & FLOOR AREAS

The property provides the following accommodation measured on a gross internal basis, in accordance with RICS Code of Measuring Practice (6th Edition)

Offices etc.	393.44 sq m	(4,235 sq ft)
Workshop	194.11 sq m	(2,089 sq ft)
Total	587.55 sq m	(6,324 sq ft)

RENT

Offers in the region of £45,000 per annum.

PROPOSAL

The property is available to let on full repairing and insuring terms for a period to be agreed. Short term leases will be considered although any medium to long term agreement will be subject to periodic upward only rent reviews.

RATING ASSESSMENT

We understand from the Scottish Assessors that the rateable value for the subjects from 1st April 2017 is £54,000

The Uniform Business Rate for the year 2018/2019 is 50.6 p. Water and waste water charges are also payable.

VAT

All rents quoted in this schedule are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of E. Full documentation is available on request.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for payment of any LBTT and registration dues.

OFFERS/VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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