

TO LET

Unit 6 Crombie Road, Aberdeen, AB11 9QP

GIA 685.78 sq m (7,382 sq ft)

Excellent links to the harbour, city centre and south of the city

Rent: On Application







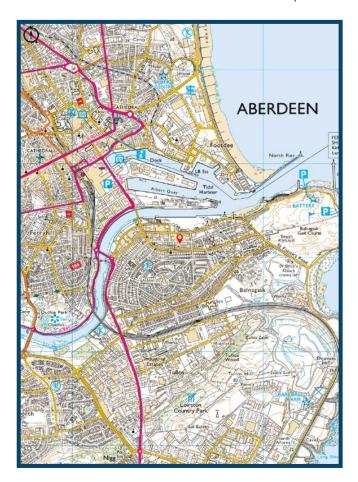


LOCATION

The subjects are located on the south side of Crombie Road close to its junction with Mansfield Road within the Torry area of Aberdeen.

Torry lies approximately 2 miles to the south of the city centre. Nearby occupiers include Churchhill Drilling Tools and King Foods.

The exact location can be seen on the undernoted plan:



DESCRIPTION

The subjects comprise a mid-terraced single storey workshop of steel frame construction, with double skin fibre cement sheet roof, incorporating translucent panels.

the property provides workshop/storage accommodation, with a minimum eaves height of 6.5m. No staff facilities are meantime provided although services are available for these to be incorporated.

SERVICES

The property is served with mains electricity and water, with drainage being to the main public sewer.

FLOOR AREAS

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

Ground Floor

Workshop/Store 658.78 m² (7,382 ft²)

RATING ASSESSMENT

The property is currently included within a larger entry in the Valuation Roll and will require to be reassessed individually.

An estimate of rates can be provided upon request.

On application

All prices quoted in this schedule are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of TBC.

Full documentation is available on request.

ENTRY

On conclusion of missives.

LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs incurred in the transaction. The 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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