



# 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.

Internally, 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 m<sup>2</sup> (7,382 ft<sup>2</sup>)

## 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.

## RENT

On application

## VAT

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.

DM Hall LLP  
4-5 Union Terrace  
Aberdeen  
AB10 1NJ

T: 01224 594172  
E: [lisa.cowie@dmhall.co.uk](mailto:lisa.cowie@dmhall.co.uk)

Ref: ACA1714

**Date of Publication:**  
November 2019

## IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.