

TO LET.



**Whitemyres Business Centre, Whitemyres Avenue, Aberdeen,
AB16 6HQ**

Proposed warehouse unit and self contained office suites

Location.

The subjects are located in Whitemyres Business Centre, within the well-established Whitemyres Industrial Estate, on the north side of the Lang Stracht, approximately 2.5 miles north west of Aberdeen City Centre. Aberdeen International Airport is located 5.5 miles north west and Aberdeen train and bus stations are located approximately 3 miles south east of the estate.

The property is well located within one of Aberdeen's central industrial locations and is surrounded by a mix of occupiers including various car showrooms.



Description.

The indicative plans show an industrial unit (A) and two self-contained office suites (B1 & B2). The industrial unit will have warehouse space on the ground floor with a roller shutter door on the North elevation and offices above. The two office suites (B1 & B2) will both be self-contained with new entrances created at the East and North elevations.

Dedicated car parking spaces to the front of the building and within the wider business centre are available. Further details upon request.

Accommodation.

We calculate the approximate area of the premises as follows:-

Description	Sq M	Sq Ft
Unit A (GIA)		
Warehouse	153.8	1,656
Office (first floor)	159.0	1,711
Total	312.8	3,367
Office Suites (NIA)		
B1 – Ground Floor	86.1	927
B2 – First Floor	79.5	856
Total	165.6	1,783

Lease Terms.

The subjects are available on a new full repairing and insuring lease. Rent is on application

Rateable Value.

The property will require to be re-assessed upon completion of the landlords works. Estimates can be provided.

Energy Performance Certificate.

The subjects as a whole currently have an EPC rating of D. The property may be required to be re-assessed upon completion of landlords works.

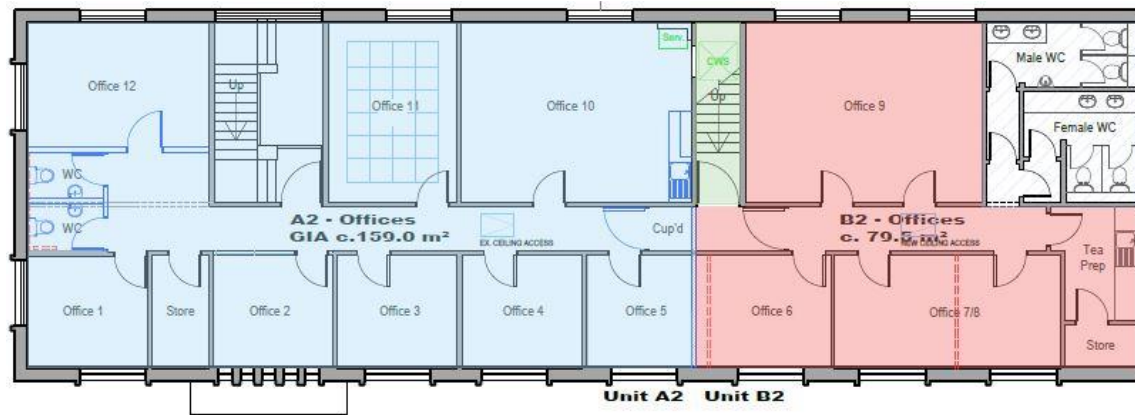
VAT.

All prices quoted in the schedule are exclusive of VAT.

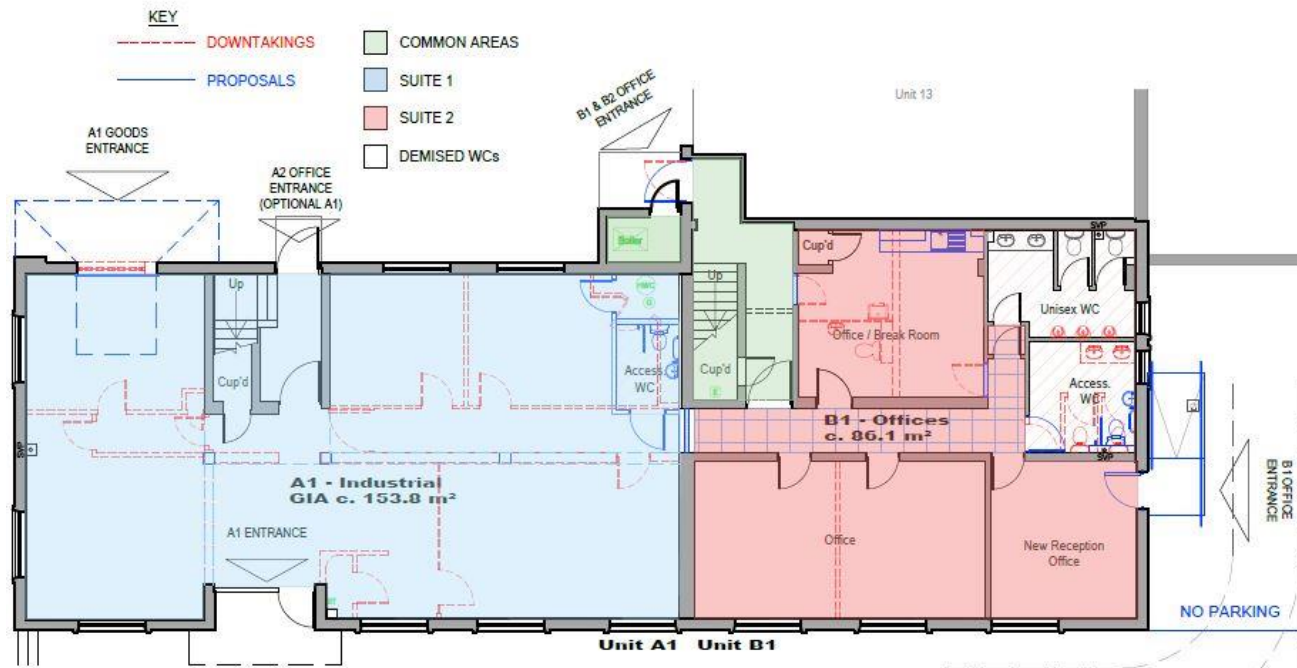
Legal Costs.

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, as appropriate.

Indicative Floor Plans.



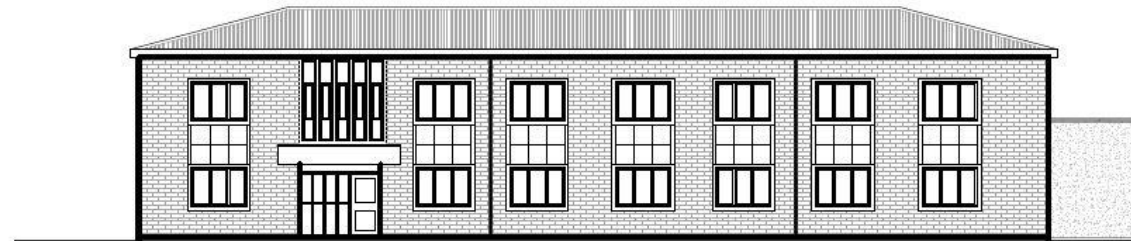
Proposed First Floor (1:100)



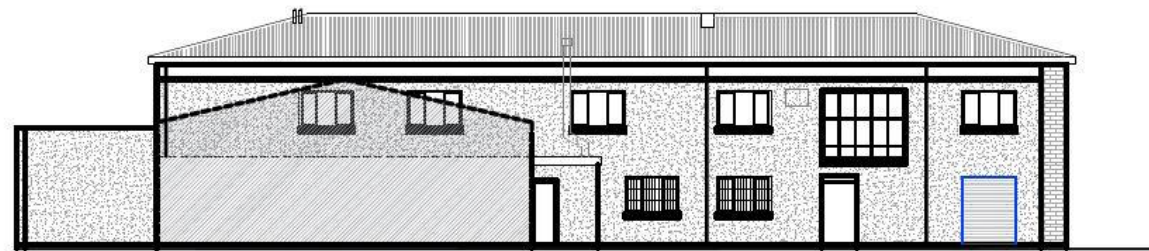
Proposed Ground Floor (1:100)

Site

Indicative Elevations.



South Elevation



North Elevation

A2 OFFICE
ENTRANCE
(OPTIONAL A1)

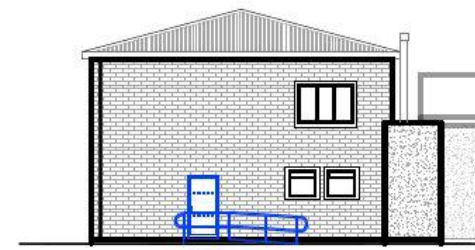
A1 GOODS
ENTRANCE



West Elevation

B1 & B2 OFFICE
ENTRANCE

FC +5.38
FF +2.78
GC +2.60
GF +0.00



East Elevation

B1 OFFICE
ENTRANCE

Indicative Elevations (1:200)

Contact.

For further information, or to arrange a viewing, please contact the joint agents:



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Important Notice

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3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP & Graham + Sibbald may be required to establish the identity and source of funds of all parties to property transactions.

Particulars dated July 2022.