

TO LET/MAY SELL



Unit 5 Wellington Business Park, Aberdeen AB12 3JG

End-terraced industrial unit

Located within a well-established Business Park

133.40sq. m (1,436 sq. ft)

Location

The subject property is located within Wellington Circle, Altens. Altens is one of Aberdeen's most well-established and popular office and industrial locations and is situated approximately two miles south of the city centre. Wellington Circle is directly accessed from the main A956 road which leads north to Aberdeen City Centre, the harbour and railway station and south to the A90 trunk road, AWPR (Aberdeen Western Peripheral Route) and motorway network beyond.

Nearby occupiers include Ikea, Makro, Starbucks, Burger King, Balmoral Group, FMC Kongsberg Services Ltd, PureGym, Royal Mail, Westholme Interiors and Tesla.



Description

Unit 5 comprises an end-terraced industrial unit within a development of similar units. The unit is of steel monopitched frame construction with profile metal cladding to the main walls and roof. Internally the unit has a concrete floor, painted plasterboard walls and a suspended ceiling with integral lighting. The property has been recently refurbished and is ready for immediate occupation.

Unit 5 features an open plan single storey layout with WC facilities and a kitchen / tea prep area to the rear of the unit. Concertina style electric doors provide vehicular access to the units and communal car parking is situated to the front of the subject.

Accommodation

We calculate the approximate gross internal floor area of the premises as follows:

Unit	Description	Sq M	Sq Ft
Unit 5	Warehouse	133.40	1,436
	Total	133.40	1,436

Lease Terms

Unit 5 is available on the basis of a new full repairing and insuring lease. Any medium to long term lease will provide for rent reviews at periodic intervals.

Rent

On application.

Price

Although it is our client's preference to lease the property, they may give consideration to a sale. Further information is available on request.

Rateable Value

Unit 5 is currently entered into the Valuation Roll with a Rateable Value of £15,000 (from 01/04/2023). The property may benefit from business rates relief, which is available through the Small Business Bonus Scheme.

Service Charge

The tenant will be responsible for the payment of a Service Charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further details are available on request.

Energy Performance Certificate

The subjects have an Energy Performance Certificate of B (19). Full documentation is available on request.

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

VAT

All prices quoted in the schedule are exclusive of VAT.

Entry

Date of entry to be agreed following the conclusion of legal formalities.

Contact

For further information, or to arrange a viewing, please contact Knight Frank or Ryden:



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Particulars dated April 2023. Photographs dated August 2022.

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Warehouse / showroom, Internal view to rear



Warehouse / showroom, Internal view to front