

TO LET LAB/WORKSHOP FACILITY WITH OFFICE ACCOMMODATION

266 AUCHMILL ROAD

Aberdeen, AB21 9NB



Key Highlights

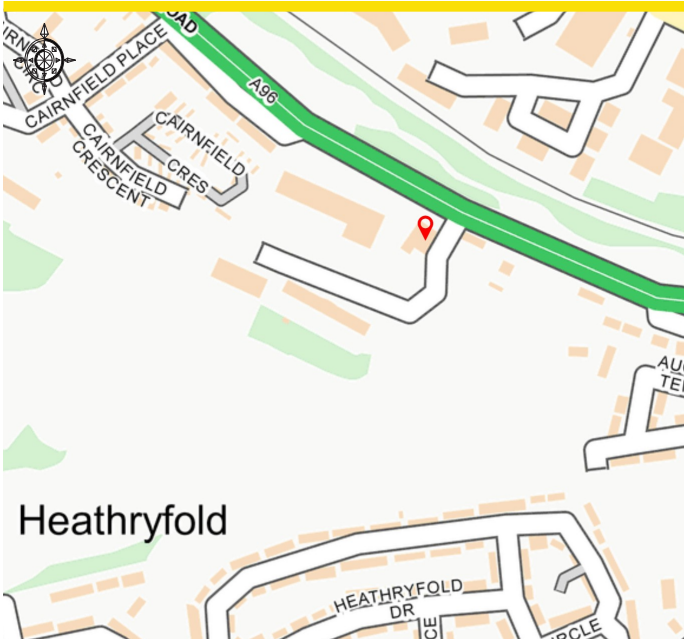
- Prominent elevated roadside position
- Dedicated car park
- Flexible lease terms
- Available immediately
- 535.31 sq.m (5,762 sq.ft)
- On street parking also available

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Location

The property is located on a highly visible elevated site on the south side of Auchmill Road within the Bucksburn area of Aberdeen and situated 3.8 miles North West of Aberdeen City Centre. Aberdeen Airport and the A90 are situated to the West, with the latter offering significantly reduced travel times around the city. The surrounding area is a mix of retail and residential with occupiers including Evan's Cycles and Enterprise Rent-A-Car as well as a range of local retailers.

The precise location is shown on the plan above for identification purposes only.

Description

The property comprises a detached building which provides modern lab space, a workshop/store area and high quality office accommodation. The property benefits from suspended ceilings and gas central heating, CAT2 lighting, double glazed uPVC windows and modern kitchen facilities. A particularly notable feature is the meeting/training room located to the front of the property which has a panoramic window providing wide-ranging views across the River Don valley.

Externally to the rear there is a small detached office/store as well as a loading area and 9 car parking spaces. There is also an overspill car park providing a further 7 spaces.

Accommodation

The following accommodation is provided:

AREA	SQ M	SQ FT
Offices	278.71	3,000
Workshop/Lab	222.50	2,395
External Office/Store	34.10	367
TOTAL	535.31	5,762

The above floor areas were measured on a Gross Internal basis in accordance with RICS Code of Measuring Practice (6th Edition).

Contact

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Rating Assessment

The property is currently entered in the valuation roll at £41,500

Energy Performance Certificate

The building has an Energy Performance rating of D. Full documentation can be provided on request.

Rent

£40,000 per annum.

VAT

All figures quoted are exclusive of Value Added Tax.

Legal Costs

The purchaser will be responsible for any Land & Buildings Transaction Tax and registration dues.

Offers & Viewing

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

IMPORTANT NOTICE

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