

TO LET

SELF CONTAINED OFFICES WITH PARKING

**GRAHAM
SIBBALD**



First Floor, 6 Logman Centre, East Tullos, Aberdeen, AB12 3BG

- Total office space: 110.55 sq. m (1,190 sq. ft)
- Open plan office space
- 3 exclusive car parking spaces



LOCATION

The Logman Centre is located on the North side of Greenbank Crescent, within East Tullos Industrial Estate, a popular industrial/business location lying less than 1.5 miles from Aberdeen City Centre and Harbour. Aberdeen is Scotland's third city with a population in the region of 228,000, catchment of 500,000 and is one of the most prosperous regions in the UK. There are many energy and renewable companies located nearby and the location is shown on the location plan for identification purposes only.

DESCRIPTION

The premises comprise a self-contained first floor office suite within a modern end terrace unit of steel portal frame construction with concrete block infill walls, clad externally with PVC coated profile metal sheeting. The office comprises of an open plan office, male and female toilets and a kitchenette.

Internally the offices have recently refurbished to a high standard to incorporate carpeting, lighting and heating.

ACCOMMODATION

The property provides the following Gross Internal Area (GIA):

ACCOMMODATION	Sq. m.	Sq. ft.
First floor	110.55	1,190

CAR PARKING

There are 3 exclusive parking spaces located to the front of the unit.

RENT

£8,000 per annum

LEASE TERMS

The subjects are available on a Full Repairing and Insuring Lease of negotiable duration.

RATING

The subjects are currently entered into the Valuation Roll as follows:

Offices - The proposed Rateable Value as of April 2023 is £8,600

Parking space — The property is entered into the valuation roll as follows: Rateable Value - £750 per space

The Uniform Business Rate for the year 2024/2025 is 49p in the £. The property may qualify for 100% relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have a current Energy Performance Certificate of E. Further details are available on request

VAT

All figures quoted are exclusive of Value Added Tax (VAT)

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction. The ingoing occupier will be liable for any LBTT and Registration dues.

VIEWING

To arrange a viewing or for further information, please contact the sole letting agents

To arrange a viewing please contact:



Molly Peeters
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303



Chris Ion
Partner
chris.ion@g-s.co.uk
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: March 2023