



SUBSTANTIAL HERITABLE INDUSTRIAL COMPLEX/DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)



FG Burnett



FOR SALE / TO LET

Sinclair Road / Crombie Place / Crombie Road

Aberdeen, AB11 9PJ | Up to 3,023 sq.m (32,544 sq.ft) with additional yard

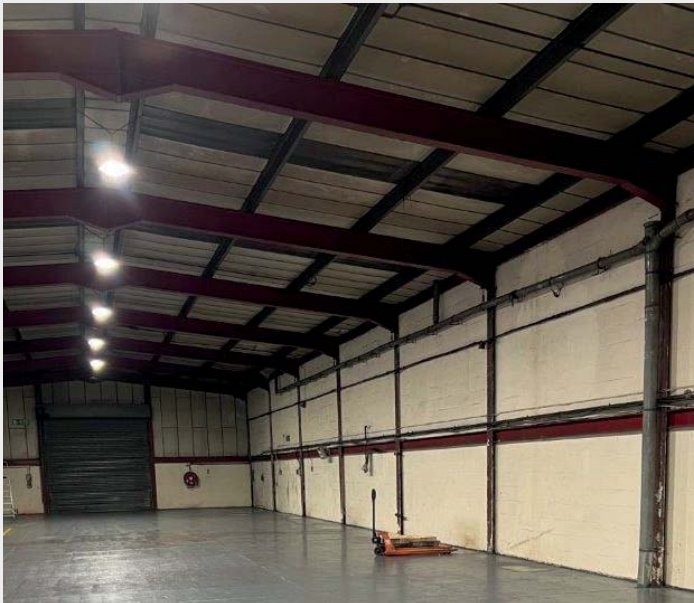
To request a viewing call us on 01224 572661

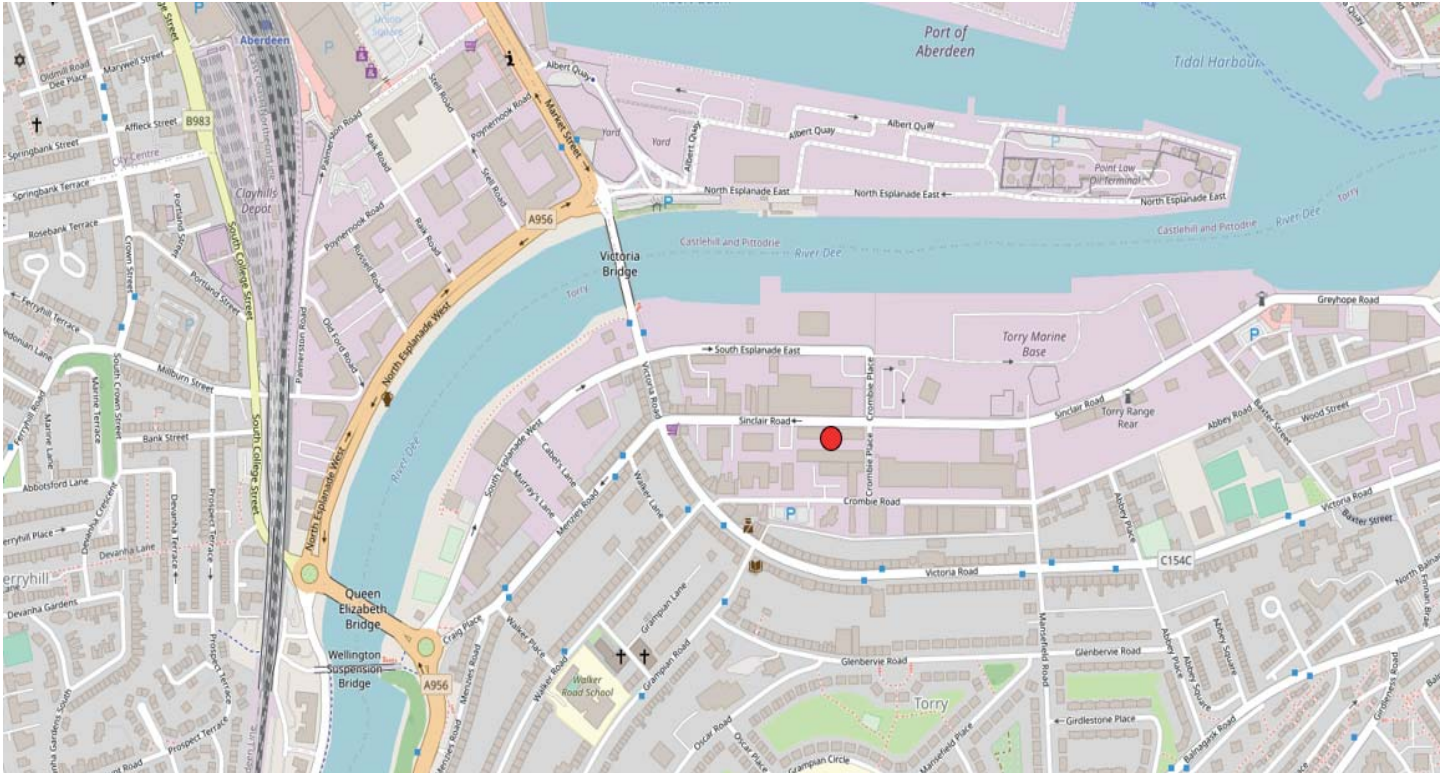
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CROMBIE PLACE



SINCLAIR ROAD





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LOCATION

The property is situated on Crombie Place/Crombie Road and Sinclair Road, Torry, at the corner of Crombie Place and extends to Crombie Road, as highlighted on the plan above. The premises are situated in an established commercial area in proximity to the Torry Marine Base and within 200m of Victoria Road. Neighbouring occupiers include Joseph Robertson Aberdeen, Autoglass Aberdeen, Seaward Industrial Supplies, ASCO and Cordiners Timber & Builders Merchant.

DESCRIPTION

The subjects comprise a substantial industrial facility which is available as a whole or in two separate lots, Crombie Place and Sinclair Road.

Crombie Place/Crombie Road comprises a traditional steel portal frame industrial building with concrete block dado walls with cladding above. Roller shutter door access is available from both Crombie Road and Crombie Place and the unit benefits from 3 Phase Power. LED lighting has recently been installed, heating is via a wood waste burner and the warehouse has an eaves height of c. 5.0m W.C's are provided and there is direct internal access to the south building at Sinclair Road, which can be sealed to allow exclusive occupation. The building benefits from 2 storey offices which have been decorated to a high standard and include plaster walls, carpeted floors, modern w.c's and kitchen facilities with fridge and dishwasher, double glazed upvc windows and LED lighting throughout.

The building benefits from a front yard and parking area accessed from Crombie Place.

Sinclair Road/Crombie Place comprises two substantial parallel steel portal frame industrial buildings, with yard area between. The south building has full height cladding and roller door access into the central concrete surfaced yard. The unit benefits from LED lighting, timber waste heating apparatus, 3 phase power and an eaves height of approx. 6.7m. A small office and store are contained within the building.

The north building which is of similar size, fronts Sinclair Road and is of similar construction, albeit benefits from roller door access and pedestrian access from Sinclair Road, in addition to access from the central yard. The unit benefits from a more substantial office and welfare facility including 5 offices, toilets and staff room/kitchen and has a part rendered finish to the Sinclair Road elevation. As per the south building, LED lighting, 3 phase power and waste timber heating apparatus are present. There is an eaves height of approx. 5.0m.

Access to the central yard is provided from Crombie Place.

The premises sit on a site of approximately 1.2 acres.

FLOOR AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal Areas derived:

Crombie Place

Warehouse	503.4 sq.m	5,419 sq.ft
Office	199.9 sq.m	2,151 sq.ft
Total	703.3 sq.m	7,570 sq.ft
Yard/Parking	240.5 sq.m	2,589 sq.ft

Sinclair Road

Warehouse South	1,204.8 sq.m	12,969 sq.ft
Warehouse North*	1,115.3 sq.m	12,005 sq.ft
Total	2,320.1 sq.m	24,974 sq.ft
Yard/Parking	1,309.0 sq.m	14,094 sq.ft

* Includes offices and welfare of 81.0 sq.m (872 sq.ft)

OPPORTUNITY

The entire facility is available to lease or purchase, or in its constituent parts. Price and rental terms are available on application.

PLANNING

The facility is situated in an area zoned B1 in the Aberdeen Local Plan 2023, which is reserved for Classes 4 (Business), 5 (General Industrial) and 6 (Storage and Distribution) as detailed in the Town and Country Planning (General Permitted Development and Use Classes) (Scotland) Miscellaneous Amendment Order 2023.

EPC

Crombie Place - C38

Sinclair Road - North Warehouse - A12

South Warehouse - A13

RATING

The premises form part of a larger entry and will require to be reassessed.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

VAT

VAT will be payable in addition to the sale price or on monies due under a lease of the premises.

ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

ENTRY

On conclusion of Legal Missives.

SINCLAIR ROAD/CROMBIE PLACE/CROMBIE ROAD

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VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.



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