

To Let

Miller Street Trade Centre



FG Burnett



Industrial Warehouse / Trade Counter extending to 934 sq. m. (10,055 sq. ft.)

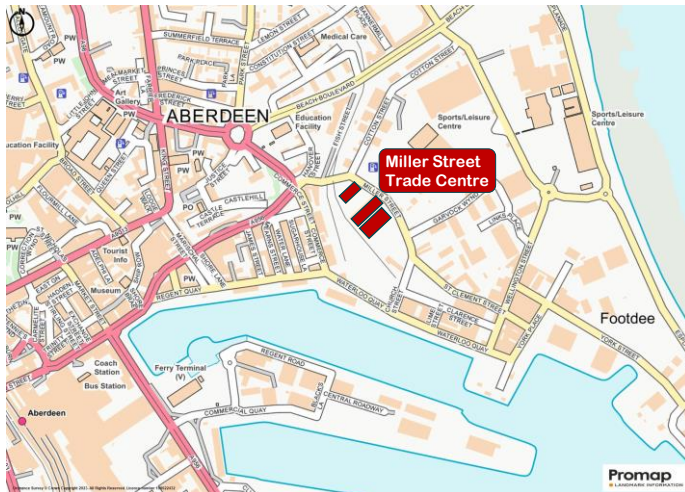
Unit 2 Miller Street, Aberdeen, AB11 5AN



Location

Miller Street Trade Centre occupies an established and popular location within the Central/Harbour area of the city. Neighbouring occupiers include MKM Building Supplies, Brandon Hire, Dulux, PPG Architectural Coatings, InterMoor, Scotoil and Shore Porters.

The development lies in very close proximity to Aberdeen Harbour, approximately 1 mile south east from Aberdeen City Centre. Miller Street benefits from easy access to the inner ring road network providing access to the wider trunk road network and the Aberdeen Western Peripheral Route (AWPR).



Description

Miller Street Trade Centre comprises two terraces, totalling 8 units of varying sizes and a further detached warehouse to the south east of the site.

The accommodation is formed within a steel portal frame construction, 2.5 m brick/ block dado walls and profiled metal sheet cladding above. The warehouse benefits from a minimum eaves height of 6m, 3 phase electricity and electric roller shutter doors.

The property includes ancillary office accommodation and staff amenity areas, which are finished to a good standard with carpeted floors, plaster and painted walls and a suspended tile ceiling, incorporating fluorescent lighting.

The property is due to be refurbished in due course by the landlord.

Accommodation

We calculate the approximate gross internal floor areas to be as follows:-

Description	Sq M	Sq Ft
Warehouse	934	10,055

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Availability Schedule

Unit	Occupier	Sq. ft.	Sq. m.
1	Johnstone Leyland		
2	TO LET	10,055	934
3	Veitch Moir Aberdeen Limited		
4	Brandon Hire Limited		
5	Dulux Decorating Centres		
6	Dulux Decorating Centres		
7	Available on Application		
8	Fettes & Rankine Engineering Limited		
9	MKM Building Supplies Limited		



Lease Terms

Available on application.

Rateable Value

The property is currently entered into the Valuation Roll with a Rateable Value of £60,000.

Energy Performance Certificate

The property has an Energy Performance Certificate of D. Full documentation is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax and registrations dues, if applicable.

Entry

Date of entry to be agreed upon conclusion of legal missives.

VAT

All prices quoted in the schedule are exclusive of VAT.



Contact

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



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Particulars dated November 2023.