



### UNIT H, NORD CENTRE, YORK PLACE, ABERDEEN AB11 5DN



- **CLOSE PROXIMITY TO ABERDEEN HARBOUR**
- **GIA: 630.68 SQ.M (6,788 SQ.FT)**
- **RENTAL: £65,000 PA**

#### VIEWING & FURTHER INFORMATION:

James Morrison –  
j.morrison@shepherd.co.uk

**Tel: 01224 202800**  
**www.shepherd.co.uk**

#### LOCATION:

The subjects are situated within the popular Nord Centre, which is accessed off York Place and is situated within the northern part of the Harbour area. Due to being situated within this area, there is good access to Market Street, which forms part of the inner ring road, giving rapid access to the local and national road network.

Furthermore, the city centre lies just a short distance to the west. The Nord Centre itself is a secure site which houses a number of occupiers mainly related to the oil and gas industry with a number of retail/leisure premises at the nearby Queens Links Leisure Park and Beach Boulevard Retail Park.

The Ordnance Survey extract overleaf is for identification purposes only.

#### DESCRIPTION:

The subjects comprise a detached industrial unit which comprises a warehouse at the rear with an office to the front. Car parking is also available to the front and side.

The main warehouse building is of a steel portal frame construction with a pitched roof over with the walls being finished in block work to approximately 3 metres in height and externally rendered with the walls above being clad in profile metal sheeting. Access to the warehouse is by means of an electronically operated roller shutter door. There are further personnel doors providing access to this area.

The office pod has been formed to the north of the warehouse building. The walls are finished in block work with the roof over being partly monopitched and clad in profile metal sheeting with a further section of flat felt design. To the west elevation of the building a further block work single storey office has been constructed with the roof over being flat and finished with mineral felt.

Internally, the warehouse has a solid painted concrete floor with the walls and roof being finished to the inside face of the block work and cladding respectively. An office has been formed within the workshop along with a canteen and male and female toilets. A mezzanine floor has been formed above the office, canteen and toilets, which is accessed by means of a fixed stair. The flooring is of suspended timber construction and finished with chip board, and there are two storage areas, together with a meeting room.

Within the office accommodation the flooring is of solid concrete design with a carpet finish with the walls being of painted plasterboard finish. The ceilings are a mixture of painted plasterboard and suspended acoustic ceiling with artificial lighting being provided by Category 2 fittings. There are further male and female toilet facilities within this area.



### UNIT H, NORD CENTRE, YORK PLACE, ABERDEEN, AB11 5DN

#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	319.21	3,436
Warehouse Canteen, Office, Toilets	51.50	554
Offices	171.97	1,851
Mezzanine Storage	57.67	621
Mezzanine Office	30.33	327
<b>Total</b>	<b>630.68</b>	<b>6,788</b>

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

#### LEASE TERMS:

Our clients are seeking to lease the premises on a new Full Repairing and Insuring basis for a negotiable duration. Any medium to long term lease durations will be subject to upward only rent review provisions.

#### RENTAL:

£65,000 per annum payable quarterly in advance.

#### YARD:

Additional yard space can be made available upon request.

#### RATEABLE VALUE:

The subjects are currently entered in the Valuation Roll as part of a larger entry and will require re-assessment prior to occupation.

#### VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

#### ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of F.

Further information and a recommendation report is available to seriously interested parties on request.

#### LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues where applicable.



#### ENTRY DATE:

Upon conclusion of Legal Missives.

#### VIEWING:

For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors**  
**35 Queens Road**  
**Aberdeen**  
**AB15 4ZN**

**Publication Date: May 2018**

**Contact: James Morrison**

**Email: [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)**