

from 3,321 ft<sup>2</sup> (308m<sup>2</sup>) to 10,055 ft<sup>2</sup> (934 m<sup>2</sup>) **TO LET**



BEACH BOULEVARD  
RETAIL PARK

ASDA

DW  
SPORTS

wren  
KITCHENS

home  
bargains

SMYTHS  
TOYS SUPERSTORE

ALDI

Dunelm

SOS  
SPECIAL OFFERS SERVICES

SHORE PORTERS

MILLER STREET

JAMESONS  
Leyland

COTTON STREET

INTERMOOR

Dulux  
DECORATOR  
CENTRE

UNIT 2

MKM  
BUILDING SUPPLIES

UNIT 9 NOW LET TO  
MKM BUILDING SUPPLIES

UNIT 7

BRANDON  
fire

CASTLE TERRACE

PETERSON

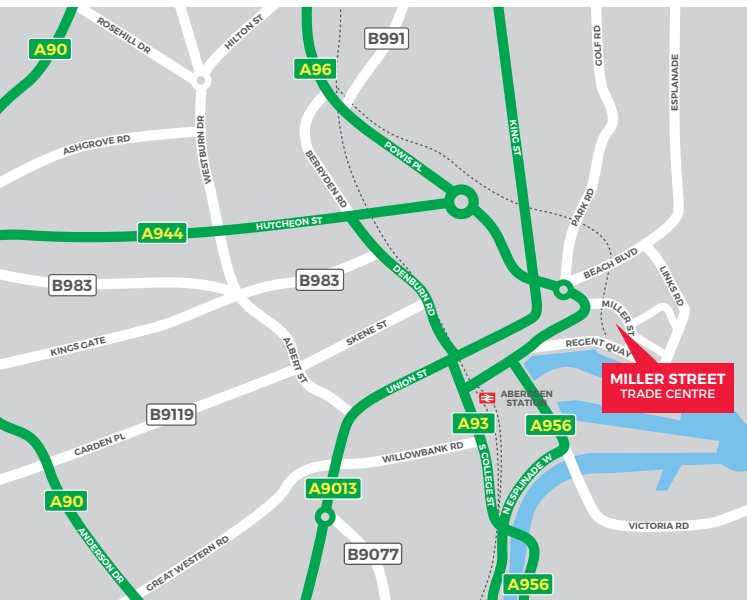
WATERLOO QUAY

PETERSON

[www.ipif.com/millerstreet](http://www.ipif.com/millerstreet)

**IPIF**  
**TRADE**

**MILLER STREET TRADE CENTRE**  
MILLER STREET, ABERDEEN, AB11 5AN



## LOCATION

Forming part of the "Trade Counter" development that is situated on the south side of Miller Street, Miller Street Trade Centre is in the central/harbour area of the city, in a mixed commercial location. The development lies in very close proximity to Aberdeen harbour approximately 1 mile distant from Aberdeen City Centre, and benefits from easy access to the inner ring road network providing access to the wider trunk road network. The precise location of the subjects is shown on the plans to the left, which have been provided for indicative purposes only.

## 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. General specification of the development is as below:

## SPECIFICATION

- Min 6m eaves
- 3 phase electricity
- Electrically operated loading doors
- Communal tarmacadam forecourt

## LEASE TERMS

The units are available on new full repairing and insuring leases.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

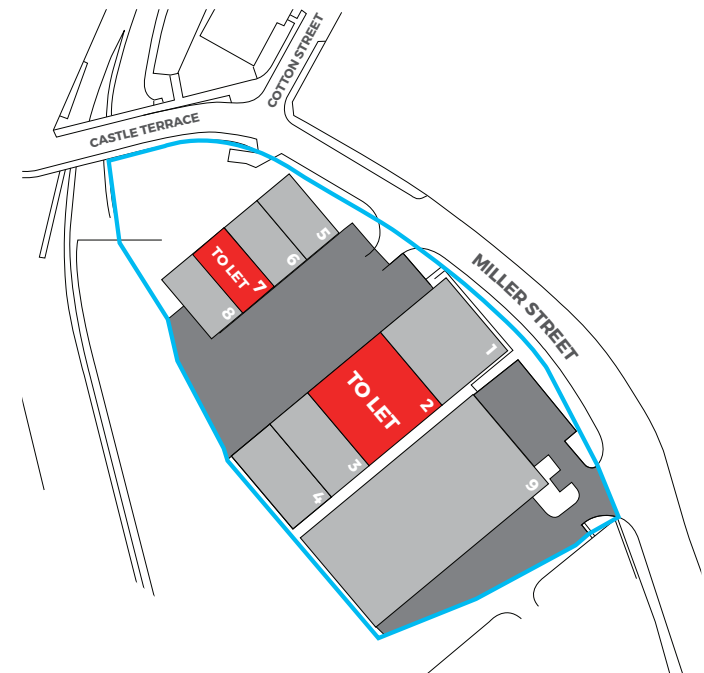
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPC's are available on request.



**VIEWING** Strictly by prior arrangement with the agents.

On behalf of the Landlord



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# MILLER STREET TRADE CENTRE

## MILLER STREET, ABERDEEN, AB11 5AN

### AVAILABILITY SCHEDULE

UNIT	OCCUPIER	M <sup>2</sup>	FT <sup>2</sup>
1	JOHNSTONE LEYLAND	N/A	N/A
2	<b>TO LET</b>	934	10,055
3	VEITCH MOIR ABERDEEN LIMITED	N/A	N/A
4	BRANDON HIRE LIMITED	N/A	N/A
5	DULUX DECORATING CENTRES	N/A	N/A
6	DULUX DECORATING CENTRES	N/A	N/A
7	<b>TO LET</b>	308	3,321
8	FETTES & RANKINE ENGINEERING LIMITED	N/A	N/A
9	MKM BUILDING SUPPLIES LIMITED	N/A	N/A



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On behalf of the Landlord



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# MILLER STREET TRADE CENTRE MILLER STREET, ABERDEEN, AB11 5AN

## DESCRIPTION

The available units comprises a mid terraced office and warehouse unit of steel portal frame construction with brick/block dado walls of 2.5m and profiled metal sheet cladding above. There is a two storey office block to the front elevation.

## SPECIFICATION

- min. 6m eaves
- 3 phase electricity
- Electrically operated roller shutter door (5.2m x 4.0m)
- Open plan and cellular offices (ground and first)
- Cat 2 lighting and perimeter trunking
- Electric panel heating
- Welfare facilities
- Allocated parking

## ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 2	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	647	6,965	
Offices	287	3,090	F-93
<b>Total</b>	<b>934</b>	<b>10,055</b>	

UNIT 7	M <sup>2</sup>	FT <sup>2</sup>	EPC
Warehouse	219	2,362	
Offices	89	959	E-69
<b>Total</b>	<b>308</b>	<b>3,321</b>	

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On behalf of the Landlord



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