

To Let



Workshop/Storage Unit

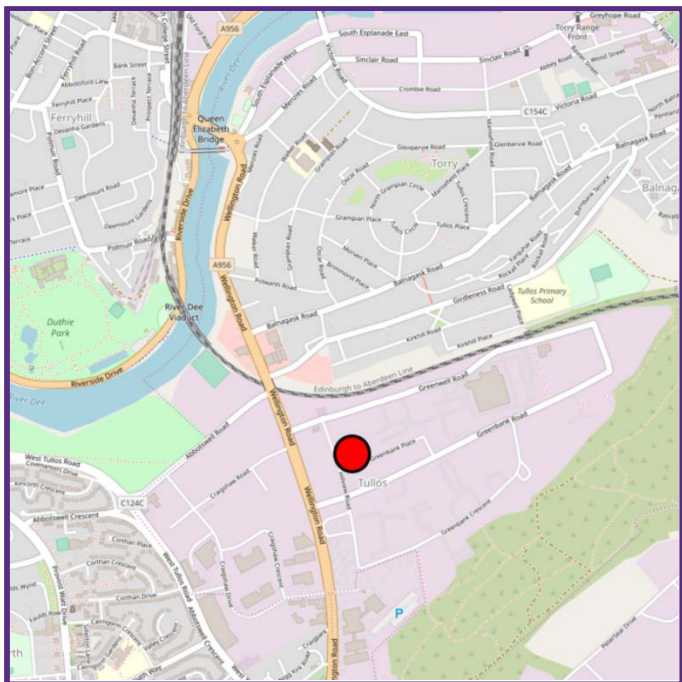
Unit 3
Greenbank Place
Aberdeen
AB12 3RJ

379.9 sq.m (4,089 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

Aberdeen is widely recognised as the European Capital for North Sea Oil and Gas industries with many technologies in the city being exported to energy provinces worldwide.

East Tullos Industrial Estate is one of Aberdeen's foremost industrial areas situated to the South of Aberdeen City Centre. The Estate benefits from direct access to Wellington Road (A956) providing easy links to the A90 to both North and South of the City.

The unit is situated on the Northern side of Greenbank Place at the corner of its junction with Hillview Road.

Description

A workshop unit of steel portal frame construction with concrete block dado wall and profile metal sheeting cladding under a corrugated roof featuring translucent light panels.

Internally the property consists of two separate workshop areas which have been joined and benefit from workshop style office, customer reception, kitchenette and WC.

There is a loading bay access to the workshop area through a roller shutter door.

Externally there is a secure concrete surfaced yard for car parking purposes and the unit is harled on the outer wall.

Floor Areas

The following approximate gross internal area of the property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Warehouse	379.9 sq.m	(4,089 sq.ft)
Yard	223.9 sq.m	(2,410 sq.ft)

Rateable Value

The Valuation Roll shows a Rateable Value of £21,250 effective 1 April 2017.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

Lease Terms

The unit is available for a period to be agreed on Full Repairing and Insuring terms. Any medium to long term lease will require provision for upward only rent reviews at periodic intervals.

VAT

The rent quoted is exclusive of VAT which may be applicable.

Rent

£25,000 per annum.

EPC

A copy of the Energy Performance Certificate and Findings Report is available from the letting agent.

Entry

To be agreed upon purification of legal missives.

Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

Viewing & Offers

Viewing is by arrangement with the letting agent to whom all offers should be submitted in Scottish Legal Form.

Contact

Graeme Nisbet

T: 01224 597532

E: graeme.nisbet@fgburnett.co.uk

Graeme Watt

T: 01224 597533

E: graeme.watt@fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office.

© Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.



FG Burnett

33 Albyn Place, Aberdeen AB10 1YL

T: 01224 572661 F: 01224 593496