

# To Let



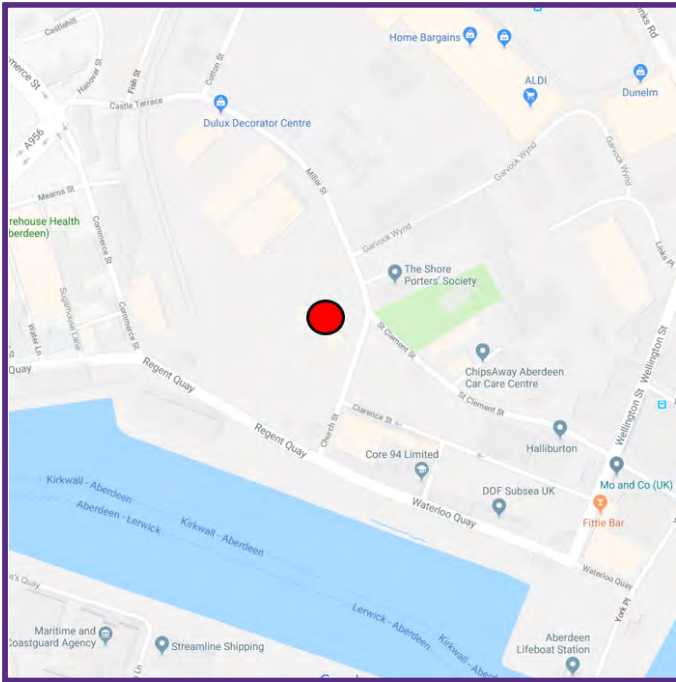
Unit 2  
11 Church Street  
Aberdeen  
AB11 5FT

206.1 sq.m (2,218 sq.ft)



**FG Burnett**

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



## Location

The property is situated on the East Side of Church Street which links Miller Street to Waterloo Quay neighbouring City Electrical Factors. The unit lies in very close proximity to Aberdeen harbour, is approximately 1 mile from Aberdeen City Centre and benefits from easy access to the inner ring road network providing access to the wider trunk road network.

## Description

A semi detached industrial unit of steel portal frame construction with full height concrete block walls on 3 elevations and a concrete block dado with brick outer leaf to the front with steel cladding above. The pitched roof is similarly clad with steel sheeting incorporating inner insulation panels and roof lights. There is a reinforced concrete slab floor, wallhead height of 5 metres, suspended fluorescent tube lighting, a single WC with wash hand basin and an electrically operated steel roller shutter door, 3.5m height and 2.6m wide.

## EPC

The property holds an Energy Performance Rating of C. A copy of the Certificate and Findings Report is available upon request.

# Contact

## Graeme Watt

T: 01224 597533

E: [graeme.watt@fgburnett.co.uk](mailto: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.

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## Floor Area

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following approximate floor area:-

Warehouse 206.1 sq.m (2,218 sq.ft)

## Services

Mains electricity (3 phase supply), water and drainage are installed.

## Rateable Value

The Valuation Roll shows a rateable value of £16,750 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 on Full Repairing and Insuring terms for a period to be agreed. Any longer term lease would incorporate periodic upwards only rent reviews.

## Rent

£15,000 per annum.

## VAT

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

## Entry

To be agreed upon conclusion of legal missives.

## Legal Costs

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing 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.



# FG Burnett

33 Albyn Place, Aberdeen AB10 1YL  
T: 01224 572661 F: 01224 593496