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TO LET
INDUSTRIAL UNIT WITH OFFICES AND
SECURE YARD



AUGUSTA HOUSE
WOODBURN ROAD
BLACKBURN
ABERDEENSHIRE
AB21 ORX

Viewing is strictly by arrangement with the sole agent.

Floor space:
657.9 sq m (7,082 sq ft)

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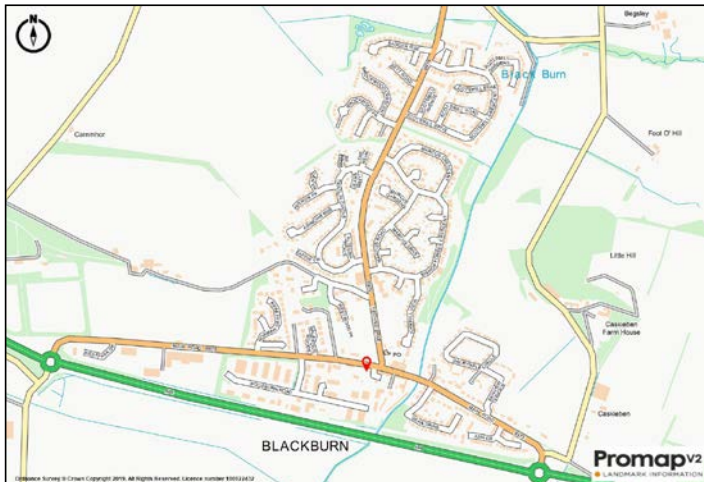
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LOCATION

The subjects are located on Woodburn Road within the well established Blackburn Industrial Estate, Aberdeenshire, which is accessed from A96 and lies approximately 4 miles east of the Aberdeen Airport, Dyce. The Airport provides excellent connections to all major UK airports and many destinations in Europe. Dyce train station is approximately 6 miles east of the subjects.

Blackburn is situated approximately 9 miles northwest of Aberdeen City centre with excellent access to A90 and Aberdeen Western Peripheral Route (AWPR) providing excellent transport links with Aberdeen and nearby population centres. Aberdeen is Scotland’s third largest city with a population of 227,000 people.

Major surrounding occupiers include; MTM Construction, Kinghorn Autobody, Tricore, Micron Eagle Hydraulics, EPIT Group and Rig Control Products (RCP).

The exact location is shown on the plan above.

Description:

The subjects comprise a detached modern industrial unit which comprises a warehouse/storage and office facility, together with ample car parking and secure yard. There is substantial concrete surfacing to the rear and tar surfacing to the front and side of the building.

The building is of pitched steel portal frame construction on a concrete floor. The walls are of blockwork construction and insulated steel pressed panels. The roof comprises of insulated steel pressed panels incorporating translucent panels for natural light. Artificial lighting is by way of fluorescent light. Vehicular access is taken via 2 roller shutter doors approximately 3.5m wide and 4.5m high from the front and from the rear of the building.

The ground floor and mezzanine offices within the building are well specified and benefit from excellent natural light. Heating is via electric heating panels. There is also dedicated staff kitchen area and toilets.

The premises is fully enclosed and secured with double gated entry into the premises.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal floor (GIA) Areas derived: -

Internal Offices	48.4 sq m	521 sq ft
Workshop	561.1 sq m	6,040 sq ft
Mezzanine	48.4 sq m	521 sq ft
Total	657.9 sq m	(7,082 sq ft)
Yard	1,075.5 sq m	(1,286 sq yds)



Rateable Value:

The premises are entered in the current Valuation Roll with a Rateable Value of £50,000 effective from 1 April 2017.

Details on the current uniform business rate and sewage rates are available on request.

Any incoming occupier may have the right to appeal the Rateable Value.

Lease Terms:

The subjects are currently leased on Full Repairing and Insuring terms at a passing rent of £50,000 per annum expiring on 31 July 2022. A written notice to terminate or to extend the lease must be served on the landlord by the tenant on or before 31 January 2021, time is of the essence. Our client is seeking to assign or to sublet their leasehold interest in the premises.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of D.

A copy of the EPC and Recommendations Report can be provided upon request.

VAT:

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of VAT.

Legal Costs:

Each party shall bear their own legal costs with the ingoing tenant responsible for any LBTT and registration dues, if applicable.

Viewing & Further Information:

To arrange a viewing or for further information, please contact:

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