



DETACHED OFFICE AND INDUSTRIAL BUILDING  
WITH OVERHEAD CRANEAGE AND EXTERNAL YARD



**TO LET**  
Dancing Cairns Industrial Estate, Auchmill Road

Aberdeen, AB21 9NB | 920.1 sq.m (9,903 sq.ft)  
Site Area 0.40 hectares (1 acre) approx

To request a viewing call us on 01224 572661

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## LOCATION

This building is located at the western end of the Dancing Cairns spur road leading from Auchmill Road, Bucksburn. Auchmill Road forms part of Aberdeen's arterial road network and connects into the A96 Aberdeen to Inverness trunk road and the newly completed AWPR.

Occupiers in the area include Panalpina, Wellpro, International Doors & Windows, Majestic Wine and Enterprise Car Rental.

## DESCRIPTION

A detached office and workshop building of concrete frame construction with block and insulated profile steel sheet walls. The roof is sheeted and insulated internally. The building provides both office and workshop space as follows:-

### Offices

- Reception Area
- Series of open plan and cellular accommodation with emulsion painted walls, laminate flooring, electric wall mounted heating and fluorescent strip lighting
- Welfare area including male and female toilets and a shower room and kitchen

### Workshop

- 6,000 kg overhead crane
- Three phase electricity
- High bay lighting
- Timber deck mezzanine floor
- Electric roller shutter door 3.5m x 3.5m

Outside the building there is a concrete surfaced yard/parking area. The site is secured by palisade fencing to the front on the side with a palisade gate.

## RATEABLE VALUE

£64,500 effective from 1 April 2017.

## RATES PAYABLE

£32,432.15 (approx. for 2020/21).

## RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

## LEASE TERMS

Flexible lease terms are available. It is to be noted that the building is in need of refurbishment and the landlord is prepared to contribute to the cost of that by way of a rent free period or similar incentive subject to terms.

## EPC

E67. Copy available on request.

## VAT

VAT at the prevailing rate will be applicable where appropriate.

## LEGAL COSTS

Each party will be liable for their own legal costs incurred in the transaction. Any ingoing tenant will be responsible for LBTT and Registration Dues as applicable.

## Floor Areas

The below areas have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Offices	171.7 sq.m	1,848 sq.ft
Workshop	463.7 sq.m	4,991 sq.ft
Mezzanine Floor	181.0 sq.m	1,948 sq.ft
External Store	103.7 sq.m	1,116 sq.ft

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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