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TO LET
MODERN INDUSTRIAL UNITS WITH
OFFICES AND CAR PARKING



UNITS 18 & 19
OCEAN TRADE CENTRE
MINTO AVENUE
ABERDEEN
AB12 3JZ

Viewing is strictly by
arrangement with the sole
letting agent.

Floor Space:
986.0 sq m (10,614 sq ft)

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Location:

The subjects are situated in Ocean Trade Centre, accessed off Minto Avenue, which lies approximately 2 miles south of Aberdeen city centre and is regarded as one of the city's premier industrial locations. The estate is accessed via the A956 Wellington Road, which in turn, provides direct access to both the A90 providing quick access to the city centre and to Edinburgh and the Central Belt to the south.

Ocean Trade Centre is a popular business location and surrounding occupiers include; Total E&P, Travis Perkins, METS (UK) Ltd, Marine Scotland, Pipeline Engineering, Nortruck Services and Tenaris Global Services.

An extract from the City Street Plan is provided illustrating the exact location of the premises.

Description:

The subjects comprise a steel portal frame construction having block work dado walls to a 2.2 metre and insulated cladding thereafter. The floors are painted concrete. Both workshops have gas fired hot air heating systems, with Unit 19 benefiting from a 5 ton over head crane. Vehicular access is via an electrically operated metal roller shutter door, with pedestrian access taken via a single metal pedestrian door.

Unit 18 has a ground floor office, with tea prep and WC facilities. Unit 19 has both ground and first floor offices with staff welfare area and WC facilities.

A concrete surfaced yard is located to the front of the units.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived: -

Unit 18

Office	31.2 sq m	(336 sq ft)
Workshop	265.2 sq m	(2,855 sq ft)
Total	296.4 sq m	(3,191 sq ft)

Unit 19

Office	171.7 sq m	(1,849 sq ft)
Workshop	517.9 sq m	(5,575 sq ft)
Total	689.6 sq m	(7,423 sq ft)

Rateable Value:

The subjects are listed in the current Valuation Roll, as follows:-

NAV/RV: £70,000

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

Lease Terms:

Our clients are seeking sub-let or assign their current lease interest. The current lease in place expires on 31st July 2020.

Rent:

£100,000 per annum

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of:

Unit 18 - F
Unit 19 - E

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

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

Viewing:

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

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