



MODERN INDUSTRIAL PROPERTY

INCORPORATING WORKSHOP, ASSOCIATED OFFICES & AUXILIARY BUILDINGS



**FG Burnett**



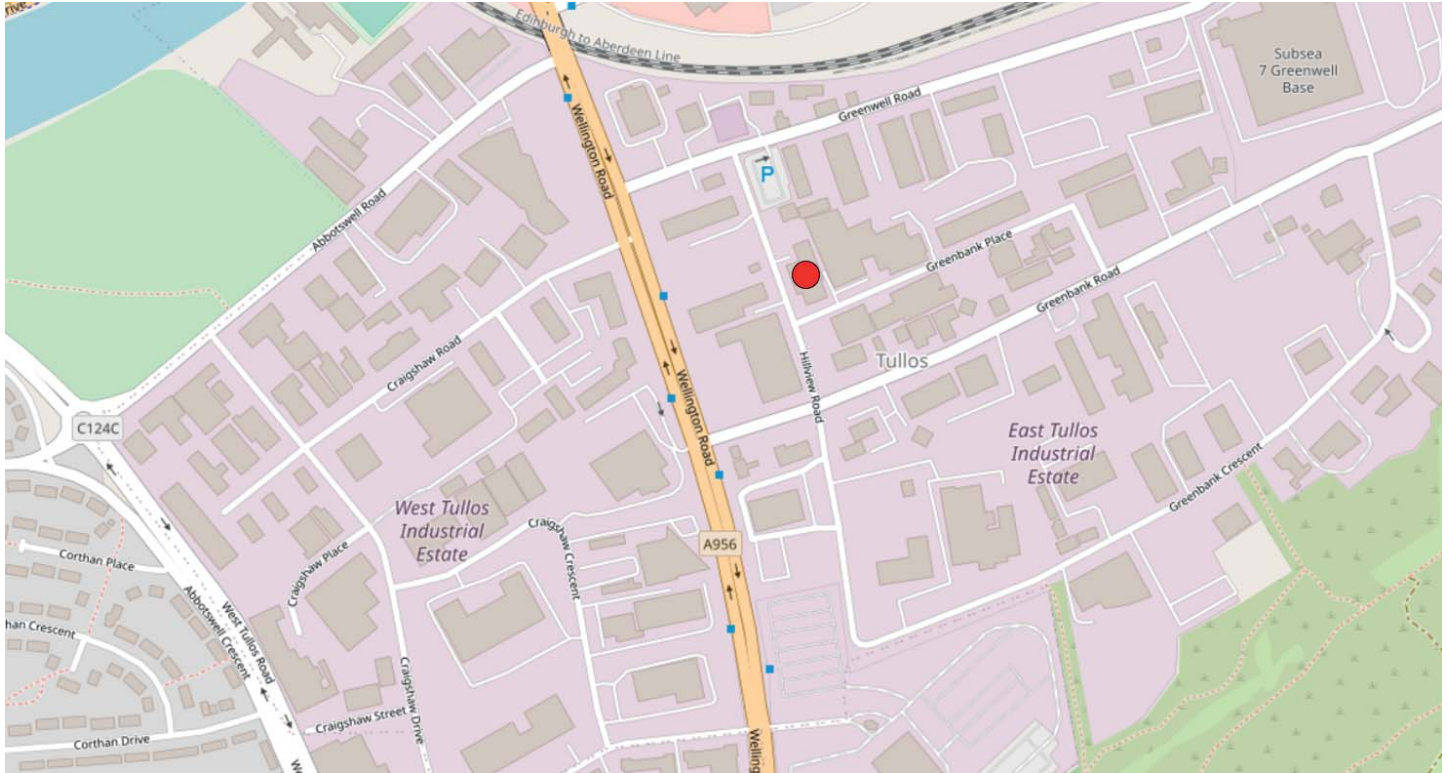
TO LET (IN WHOLE OR PART)

# Jasmine House

Hillview Road, Aberdeen, AB12 3HB | 1,107 sq.m (11,917 sq.ft)

To request a viewing call us on 01224 572661

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## MODERN INDUSTRIAL PROPERTY

## INCORPORATING WORKSHOP, ASSOCIATED OFFICES & AUXILIARY BUILDINGS

### LOCATION

The property is located on Hillview Road within the established East Tulos Industrial Estate, approximately 2 miles south of Aberdeen City Centre. East Tulos Industrial Estate is regarded as one of the City's busiest industrial locations featuring a number of different uses.

The location is popular due to its situation on the southern periphery of Aberdeen City Centre enabling quick access on to Wellington Road which in turn leads to the A90 dual carriageway, the main arterial route from Aberdeen to the south.

Surrounding occupiers include Arnold Clark, Stagecoach, Lidl, Proserv and Schoolhill Engineering.

- Modern cellular offices
- Clean workshop area with suspended ceiling and integrated light fittings
- External workshop building
- 22 car parking spaces in total

### DESCRIPTION

The subjects comprise a detached split level office/industrial facility with auxiliary buildings.

The buildings have been refurbished to a high standard throughout and are constructed of concrete block and steel portal frame construction with brick and block infill walls externally clad in metal profile sheet.

Vehicular access to the individual elements of the building is via a mix of steel roller shutter doors and steel sliding door.

Internally the building is formed over Ground, Lower Ground and Mezzanine floor levels and is sub-divided to comprise workshop, offices, stores, staff welfare facilities and auxiliary workshop building.

### FLOOR AREA

In terms of the RICS Code of Measuring Practice (Sixth Edition) the following gross internal floor areas have been calculated:-

Workshop	914.30 sq.m	9,843 sq.ft
Office	192.67 sq.m	2,074 sq.ft
<b>Total</b>	<b>1,106.97 sq.m</b>	<b>11,917 sq.ft</b>



## PLANNING/USE

The subjects are situated in the Aberdeen City Local Development Plan in an area designated for business and industry (B1). The subjects currently benefit from Class 4 Planning Consent in accordance with its current use as a printing facility in accordance with the Town and Country Planning (Use Classes) (Scotland) Order 1997.

## RENT

The subjects are offered on a **To Let** basis in whole or in part. It is our client's preference to lease in whole however, consideration will be given to leasing in part. A rental in excess of £75,000 per annum is sought if let in whole.

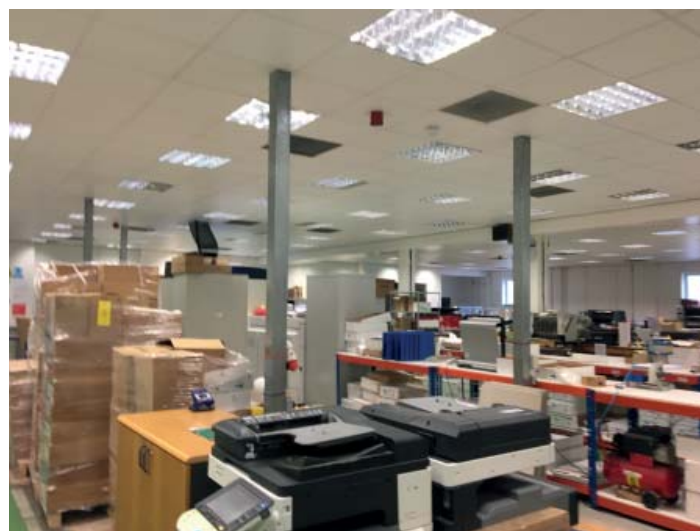
## RATEABLE VALUE

The property will require to be reassessed on occupation.

Any incoming 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.

## EPC

A copy can be made available to interested parties.



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## GROUND LEASE

The property is subject to a Ground Lease with Aberdeen City Council with an expiry of 29 September 2069. The current rent payable is £14,150 per annum.

The landlord will continue to pay the ground rent.

## VAT

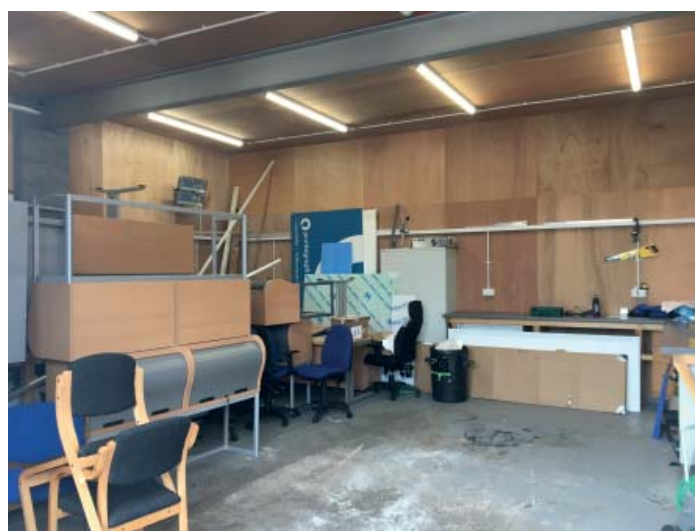
VAT will be payable at the standard rate on all monies due.

## LEGAL COSTS

Each party will bear their own legal costs. The tenant will be responsible for any LBTT and Registration Dues.

## ENTRY

To be agreed on conclusion of legal missives.



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## VIEWING & OFFERS

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



**FG Burnett**

### GRAEME NISBET

t. 01224 597532

e. [graeme.nisbet@fgburnett.co.uk](mailto:graeme.nisbet@fgburnett.co.uk)

### DANIEL MITCHELL

t. 01224 597539

e. [daniel.mitchell@fgburnett.co.uk](mailto:daniel.mitchell@fgburnett.co.uk)

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