

# To Let

FLEXIBLE SPACE &  
TERMS AVAILABLE



## Centrally Located Warehouse/Workshop Space Available as a Whole or in Part

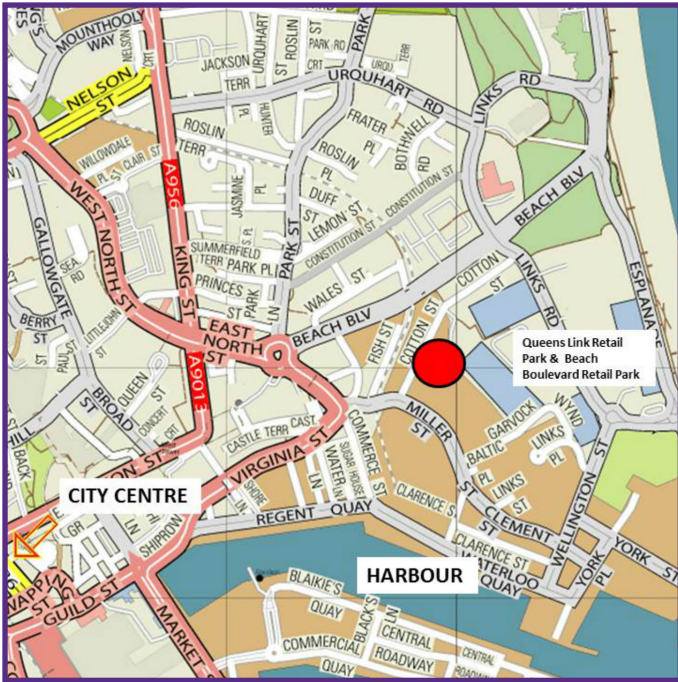
28 Cotton Street  
Aberdeen  
AB11 5EE

From 234 sq.m - 776 sq.m (2,514 sq.ft - 8,354 sq.ft)



**FG Burnett**

Call 01224 572661  
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## Floor Areas

Workshop	415 sq.m	(4,471 sq.ft)
Mezzanine	52 sq.m	(558 sq.ft)
Warehouse	309 sq.m	(3,325 sq.ft)
<b>Total</b>	<b>776 sq.m</b>	<b>(8,354 sq.ft)</b>

The building has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition).

## Energy Performance Certificate

G. A copy of the EPC and Recommendation Report is available on request.

## Lease Terms

The space is offered on flexible terms and can be occupied as a whole or in part.

Any long term agreements may require to provide rent reviews at regular intervals.

## Rent

On application.

## Rateable Value

The whole building has a Rateable Value of £58,000.

Any space let may require to be reassessed separately.

## VAT

Any rent quoted is exclusive of VAT.

## Legal Costs

The ingoing tenant will be responsible for their own legal costs and any Land and Buildings Transaction Tax and Registration Dues applicable.

## Entry

On conclusion of legal missives.

## Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.

## Location

28 Cotton Street is located in the central harbour area of the City of Aberdeen in a mixed commercial location. The location is approximately 1 mile from Aberdeen City Centre and benefits from easy access to the inner ring road network which provides access to the national trunk road network.

The precise location of the accommodation is shown on the plan above which has been provided for indicative purposes only.

## Description

The available space is contained within a building that is currently sub-divided to form a workshop and warehouse.

- Steel portal frame construction
- Block dado walls with profile metal sheeting
- Translucent panels in the roof structure
- Concrete floors
- High bay halogen lighting
- Two roller shutter doors (c.5.00m high x 5.00m wide)

# Contact

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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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