

AVAILABLE AS A WHOLE
OR INDIVIDUALLY



TO LET/
MAY SELL

31-33
ST CLEMENT STREET



Unit 1^a
LINKS STREET

City Centre
Industrial Units

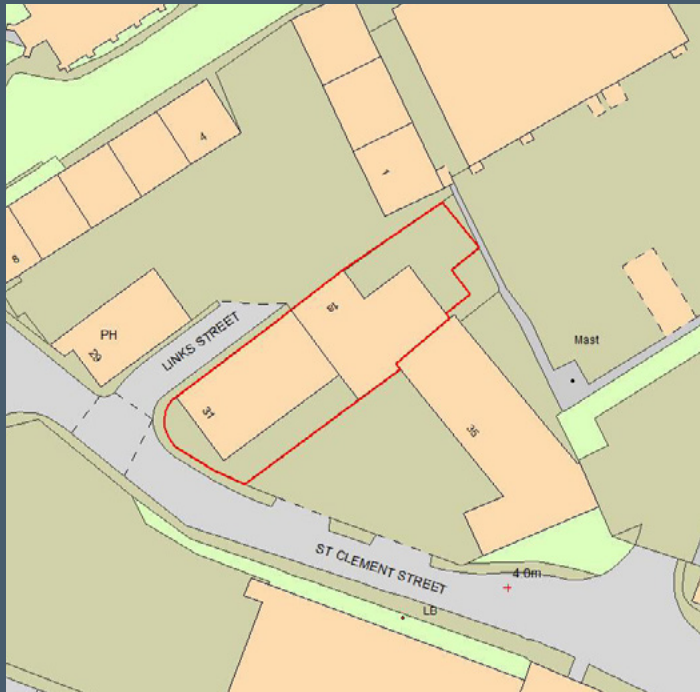


// LOCATION

The properties are located in the heart of Aberdeen's Harbour area on St Clement Street and Links Street benefitting from easy access to the quayside and City Centre.

Occupiers in the immediate vicinity include: Craig Group Ltd, G McWilliam (Aberdeen) Ltd, Enship Ltd, Mo & Co UK Ltd.

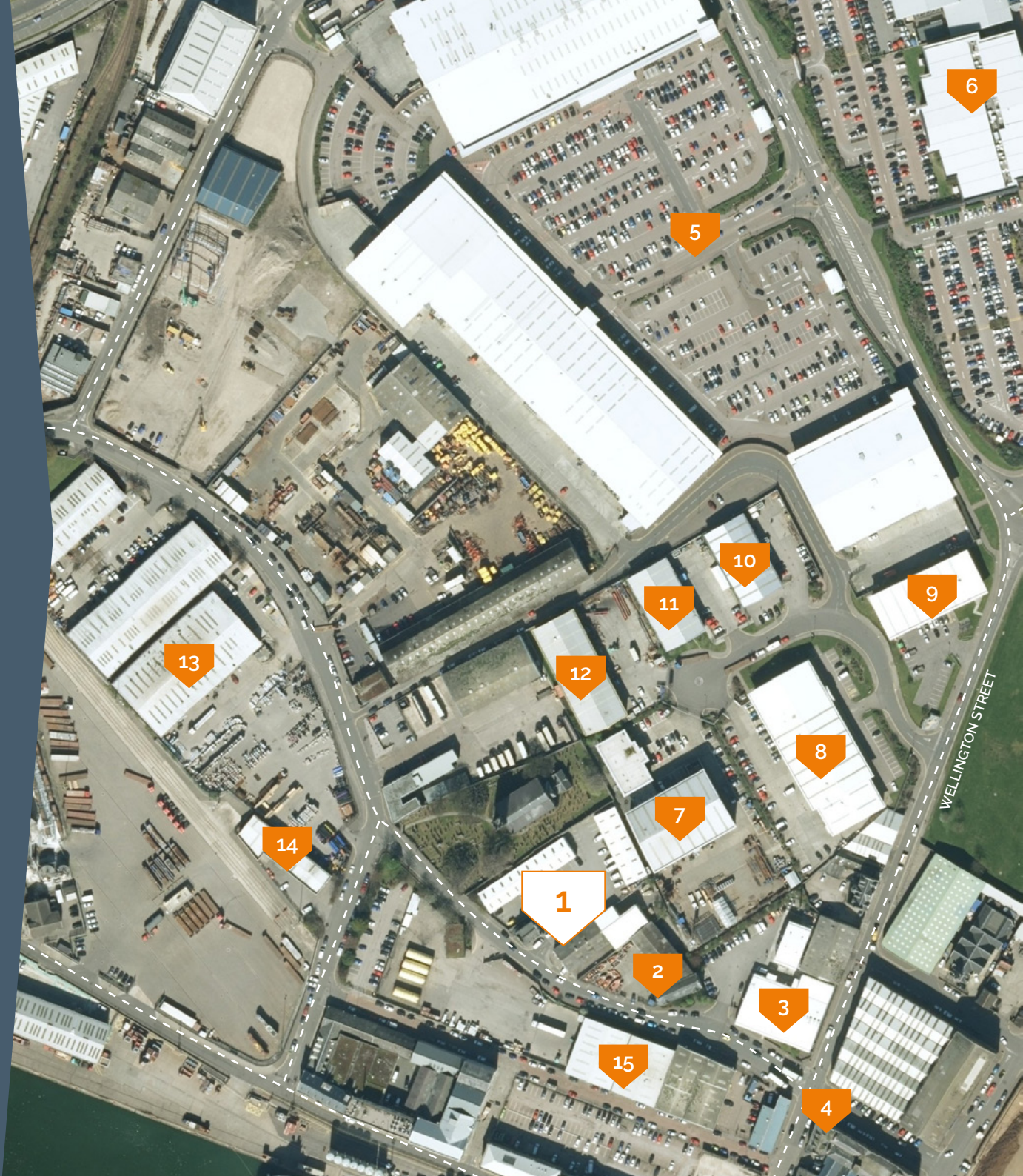
The exact location of the premises is highlighted on the plan



// AERIAL KEY

1. 31-33 ST CLEMENT STREET & UNIT 1A LINKS STREET

- | | |
|--------------------------------|-----------------------------------|
| 2. Craig Group Ltd | 9. Wolseley |
| 3. G McWilliam (Aberdeen) Ltd | 10. Interwell |
| 4. Mo & Co UK Ltd | 11. Interwell |
| 5. Beach Boulevard Retail Park | 12. Titan Toque & Tools |
| 6. Queens Links Leisure Park | 13. Travis Perkins |
| 7. A-Fab | 14. City Electrical Factors (CEF) |
| 8. Langstane Press | 15. Halliburton |





1A Link Street

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// DESCRIPTION

St Clement Street

This unit provides workshop space at ground floor level and open plan office accommodation on the first floor. The workshop benefits from a painted concrete floor, fluorescent lighting, gas fired heaters and vehicle access is provided via a concertina style door. The office benefits from painted plasterboard walls, suspended ceilings and a mixture of electric panel heating and air-conditioning. Parking is provided externally.

Links Street

This unit provides predominantly workshop accommodation with minimal office content. It benefits from a painted concrete floor, fluorescent lighting and an eaves height of approx. 3m and an apex height of approx. 5.5m. Vehicle access is provided by an electric roller shutter door. There is a secure compound and dedicated parking externally. A small office, tea prep and toilet facilities are provided.

// 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: -

St Clement Street

Workshop	309.2 sq m	(3,327 sq ft)
Office	66.2 sq m	(712 sq ft)
Mezzanine	212.9 sq m	(2,291 sq ft)
Total	588.3 sq m	(6,330 sq ft)

Links Street

Workshop	288.8 sq m	(3,111 sq ft)
Combined Units (St Clement Street & Links Street)		
Total	877.1 sq m	(9,441 sq ft)

// RENT

St Clement Street:£45,000 per annum
Links Street:£30,000 per annum

// RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll, from 1 April 2017 as follows:-

St Clement Street:£43,500
Link Street:£26,500

// LEASE TERMS

The units are available as a whole or individually on Full Repairing and Insuring terms. The landlord will consider flexible lease terms.

// PRICE

Upon application.

// ENERGY PERFORMANCE RATING

St Clement Street:F
Link Street:D

// VAT

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

// LEGAL COSTS

The ingoing tenant/purchaser will be responsible for their legal expenses including any LBTT and registration dues.

// VIEWING

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



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