

- **GROSS INTERNAL AREA:**
410.66SQM (4,420SQFT)
- **CLOSE PROXIMITY TO**
UNION SQUARE
- **SHORT TERM LEASE**
AVAILABLE

VIEWING & FURTHER INFORMATION:

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LOCATION:

The subjects are situated on Old Ford Road which is in close proximity to North Esplanade West which represents a major route carrying traffic into and out of Aberdeen City Centre. The subjects are situated approximately quarter of a mile south of Union Street and are also in close proximity to Union Square. As a result the subjects benefit from strong transport communication links and other facilities and amenities are also available within the immediate area.

DESCRIPTION:

The subjects comprise of a terraced, two storey property of brick/block and harled externally with a mono pitched profile metal sheet roof over. Access to the property is via a concertina vehicle door or pedestrian door to the front elevation.

Internally, the subjects are in a shell condition at both ground and first floor level with the floors being predominantly concrete and the walls to the inside face of the external walls.



OLD FORD ROAD, ABERDEEN, AB11 5RL

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Ground Floor Workshop	205.33	2,210
First Floor Storage/offices	205.33	2,210
Total	410.66	4,420

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RENT:

Rent upon application. As is standard practice the rent will be payable quarterly in advance.

LEASE TERMS:

Our clients are seeking to lease the premises on a short term basis.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £9,500.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE:

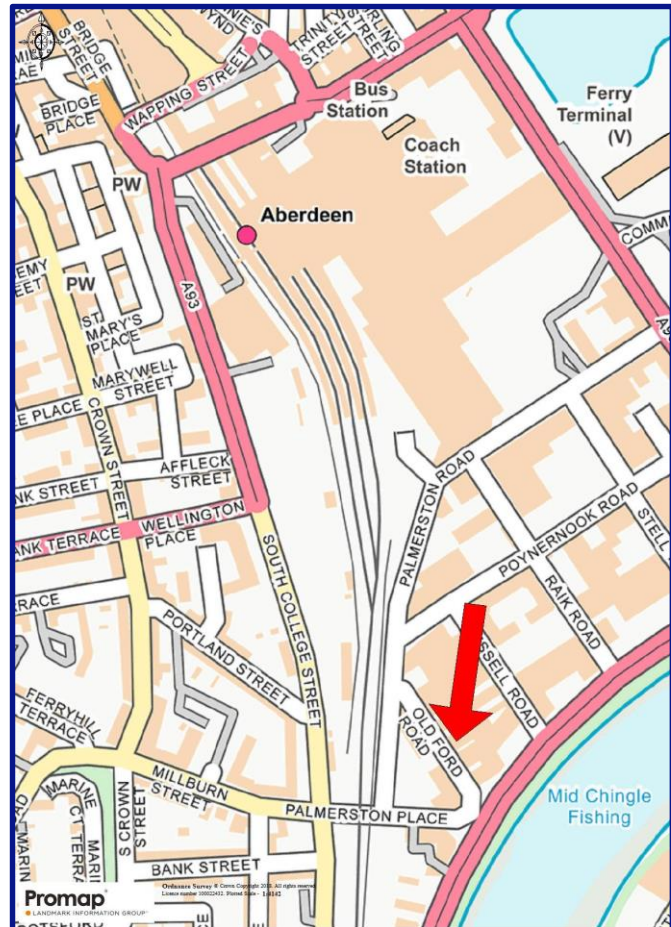
The subjects have a current Energy Performance Rating of D. Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable. The cost of obtaining Landlord's consent will be split equally between the parties.

VAT:

All rents, prices, premiums etc., are quoted exclusive of VAT.



VIEWING:

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors
35 Queens Road
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