

TO LET

OFFICE PREMISES

**UNIT 9 BURNBANK CENTRE, SOUTERHEAD ROAD
ABERDEEN, AB12 3LF**



- **NET INTERNAL AREA
187.25M² (2,015FT²)**
- **RENTAL OF £25,000 PER
ANNUM**
- **SITUATED WITHIN
AN ESTABLISHED
INDUSTRIAL LOCATION**

LOCATION:

The subjects are situated within Altens Industrial Estate, located approximately 2 miles south of Aberdeen City Centre. The estate itself is accessed via Wellington Road and accordingly, benefits from excellent access to all parts of the city along with providing access to the A90 and the Scottish motorway network.

Burnbank Centre is well positioned within Altens Industrial Estate, occupying a prominent location where Souterhead Road meets Crawpeel Road. A number of major companies can be found in close proximity such as Maersk, Weatherford, Total and Wood Group.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

Burnbank Business Centre comprises of a number of office and industrial units with associated car parking facilities. Unit 9 comprises of a mid-terraced office property of brick construction with a pitched, metal sheet roof above. uPVC double glazed windows have been installed along with an aluminium entrance doorway.

Internally, the subjects comprise of concrete flooring which has been carpeted throughout. Walls are plastered and painted with the suspended ceiling incorporating recessed fluorescent lighting, with heating provided by electric panel heaters.

The subjects have been partitioned to create three large office areas along with WC facilities and a small tea prep area.

VIEWING & FURTHER INFORMATION

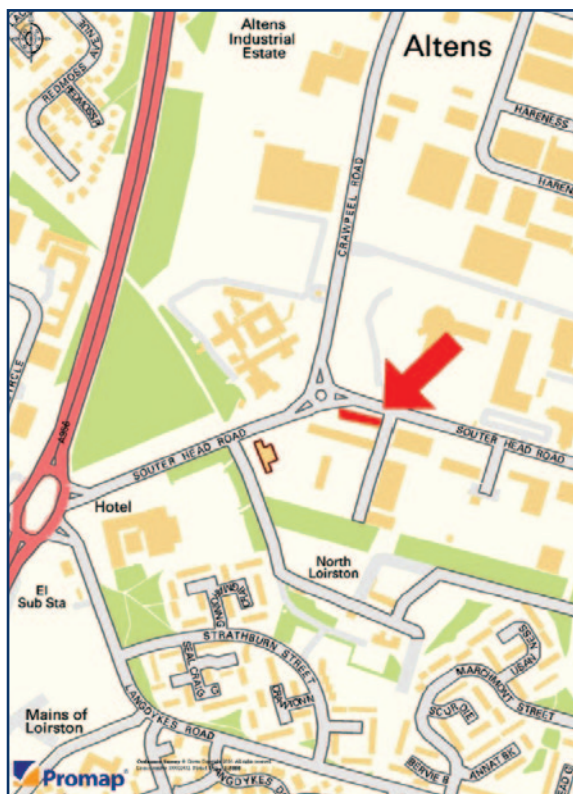
By arrangement with letting agents:

**J & E Shepherd
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35 Queens Road
Aberdeen
AB15 4ZN**

Tel : (01224) 202800

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ACCOMMODATION:

FLOOR	Accommodation	sq m ²	ft ²
Ground	Offices	185.37	1,995
Ground	Limited Use Area	1.88	20
Total		187.25	2,015

The above areas, have been calculated from on site measurements using IPMS 3 – Office in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards.

RENTAL:

Offers in the region of £25,000 per annum.

LEASE TERMS:

Our client is seeking to lease the premises for a negotiable period on Full Repairing and Insuring terms. Any medium to long term lease durations will be subject to upward only rent review provisions.

RATING:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £26,250. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

ENERGY PERFORMANCE CERTIFICATE:

The subjects currently have an Energy Performance Rating of "G".

Further information and a recommendation report is available to seriously interested parties upon request.

ENTRY DATE:

Upon conclusion of legal missives.

VAT:

All rents, prices, premiums etc., are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS:

Each party will be responsible for bearing their own legal costs, however any LBTT and Recording dues will be payable by the purchaser.

VIEWING:

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



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