

To Let



Office & Workshop/Warehouse Facility

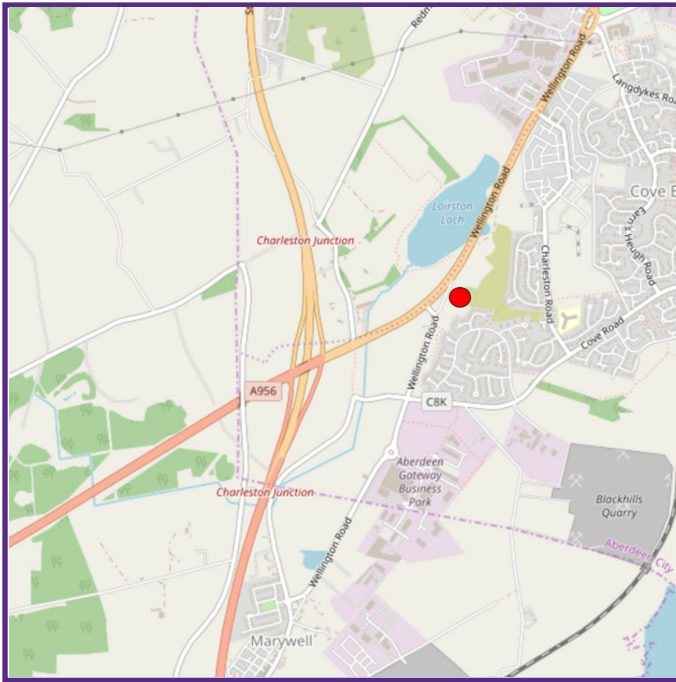
Inchbroom Works
Wellington Road
Nigg
Aberdeen
AB12 3LN

6,094.5 sq.m (65,602 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The facility is prominently situated on the A956, Wellington Road, which forms part of Aberdeen's arterial road network and connects directly into the wider trunk road network including the A90 and the AWPR.

Description

A detached industrial facility providing four/five bays of workshop/warehouse space complemented by office and welfare facilities.

The offices are refurbished and provide a mix of cellular and open plan space while the workshop / warehouse space has concrete floors and is heated and served by cranes in part. Two of the bays have additional storage space at an upper level.

The facility is served with a concrete surfaced access yard and exclusive car parking to the front.

Floor Areas

Offices and Bays 1-3	3,124.1 sq.m (33,628 sq.ft)
Upper Floors	1,830.8 sq.m (19,707 sq.ft)
Bay 4/5	1,139.6 sq.m (12,267 sq.ft)
Total	6,094.5 sq.m (65,602 sq.ft)

These are gross internal floor areas calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Rateable Value

£157,000.

EPC

The EPC certificate is available on request.

Lease Terms/Rent

Flexible lease terms are available, subject to agreement.

VAT

The rent and any other lease costs are exclusive of VAT where applicable.

Legal Costs

Each party will be responsible for their own legal costs. The ingoing tenant will be responsible for any LBTT arising from the transaction.

Entry

By mutual agreement following conclusion of missives.

Viewing and Offers

Viewing is by arrangement with the letting agent to whom all offers should be made in Scottish legal form.

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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