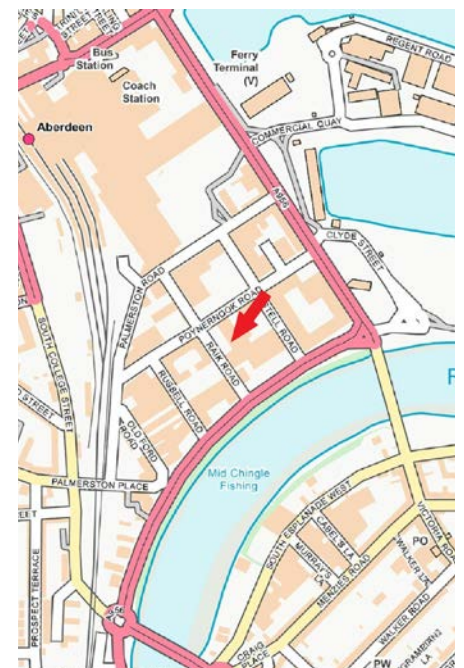




## Units 3 & 4, Raik Road Trade Park, ABERDEEN, AB11 5QL

Central Industrial Units with ancillary office accommodation

- GIA from 237.12 sq.m - 630.54 sq.m (2,253 sq.ft - 6,788 sq.ft) approx
- Available together or as two separate units
- Within walking distance of Union Square
- Competitive rent
- Immediate entry



## LOCATION

The subjects are situated on the East side of Raik Road in the heart of the recognised North Dee Business Quarter, a City Centre Business District which has recently been revitalised. The location offers excellent road connections affording easy access to both North and South of the City via the A90, whilst also being located near the railway/ bus stations.

Union Square Shopping Centre is within walking distance and is home to major retailers such as M&S, NEXT, Apple, and a host of restaurants such as Wagamama & Yo Sushi.

Neighbouring occupiers include Enquest, Petrofac, Jewson, Kwik Fit and DFDS.

## DESCRIPTION

The subjects comprise two adjacent units forming part of a terrace within Raik Road Trade Park with ancillary office accommodation and associated car parking. The units are of steel portal frame construction with concrete blockwork dado walls, insulated steel cladding above and concrete floor. The roof is also clad in profiled steel cladding incorporating translucent panels for natural lighting.

The warehouses benefit from suspended fluorescent strip and hi-bay sodium light fittings and gas fired overhead industrial blower heaters. Vehicular access is provided by roller shutter doors to both units measuring approx. 5m x 4m, with an internal eaves height of 5m approx.

The office accommodation is situated to the front of the units and comprises of cellular offices. Artificial lighting is via fluorescent ceiling mounted fittings and heating is by way of gas fired central heating. The subjects further benefits from a fitted alarm entry system and security windows together with kitchen and toilet facilities.

Dedicated secure car parking for 14 cars is available immediately to the front of the units.

The units are available to lease as a whole, or as two separate units.

## FLOOR AREAS

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Unit 3	Sq. m.	Sq. ft.
Warehouse	206.39	2,222
Office	30.73	331
<b>Total</b>	<b>237.12</b>	<b>2,553</b>



Unit 4	Sq. m.	Sq. ft.
Warehouse	343.48	3,697
Office	49.94	538
<b>Total</b>	<b>393.42</b>	<b>4,235</b>
<b>Combined Total</b>	<b>630.54</b>	<b>6,788</b>

## LEASE TERMS

Our client is seeking to lease the units either individually or as a whole on Full Repairing and Insuring terms with any long-term lease incorporating periodic rent reviews.

## RENT

Unit 3	£23,000 per annum
Unit 4	£35,000 per annum

## RATING

The subjects are currently entered in the Valuation Roll with the following Rateable Values effective from 1 April 2017. The rate's poundage for 2018/19 is £0.48.

Unit 3	£23,250
Unit 4	£30,750

## EPC

The subjects each have an EPC Rating of 'D'.

## DATE OF ENTRY

Immediate entry is available upon conclusion of legalities.

## VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Buildings Transaction Tax and registration dues, as appropriate.

## VIEWINGS & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

## To arrange a viewing contact:



**Katherine Monro**

Head of Agency

katherine.monro@g-s.co.uk

01224 218158



**Emma Gilbert**

Surveyor

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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2018