TO LET

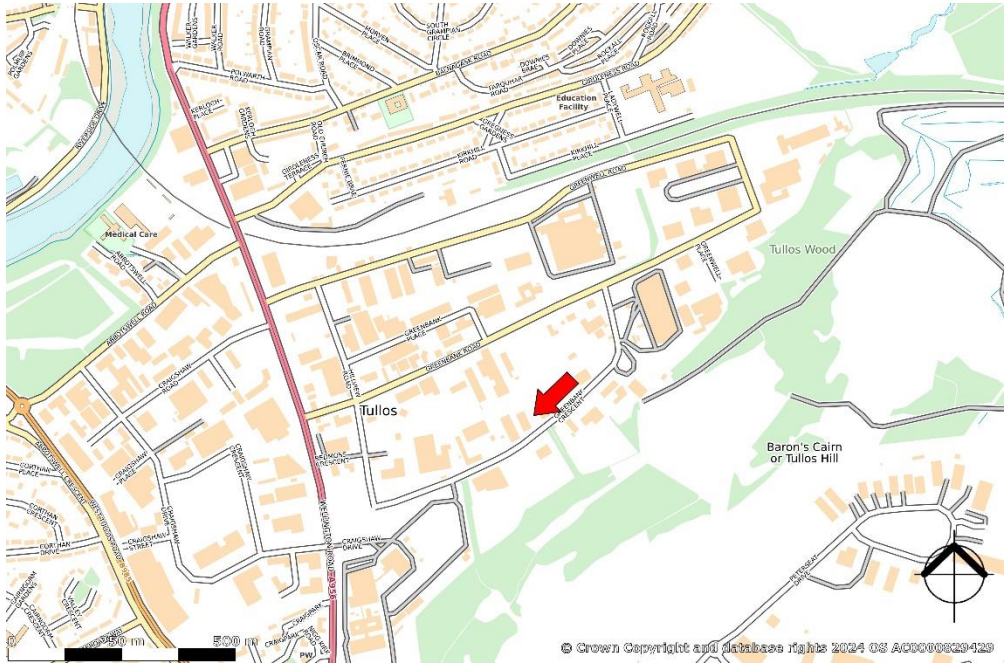
END TERRACED INDUSTRIAL UNIT

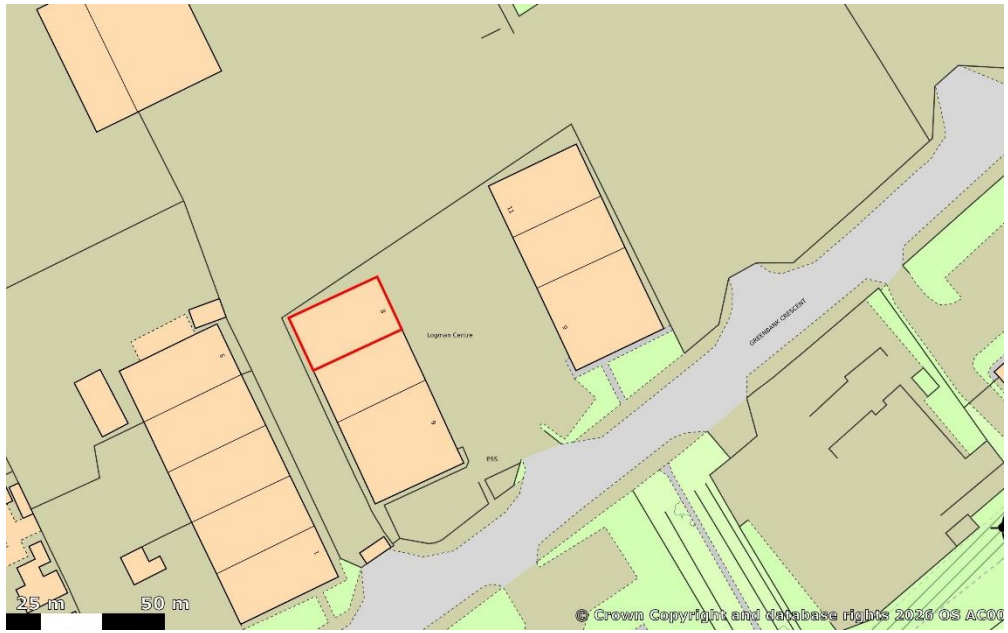
GRAHAM SIBBALD



Unit 8 Logman Centre, Greenbank Crescent, East Tullos, Aberdeen, AB12 3BG

- End Terraced Unit
- Located within East Tullos
- GIA: 217.7 sq.m (2,343 sq.ft)





LOCATION

Logman Centre is located within the East Tullos Industrial Estate, approximately 1.5 miles South of Aberdeen City Centre and near the harbour. The property is situated on Greenbank Crescent, close to Wellington Road (A956), a major route linking Aberdeen to the southern parts of the city and the A90 . The area hosts numerous energy and renewable companies, and its location is shown on the location provided in the particulars for identification purposes .

Notable nearby occupiers include Stena Drilling, SUEZ and Arnold Clark .

DESCRIPTION

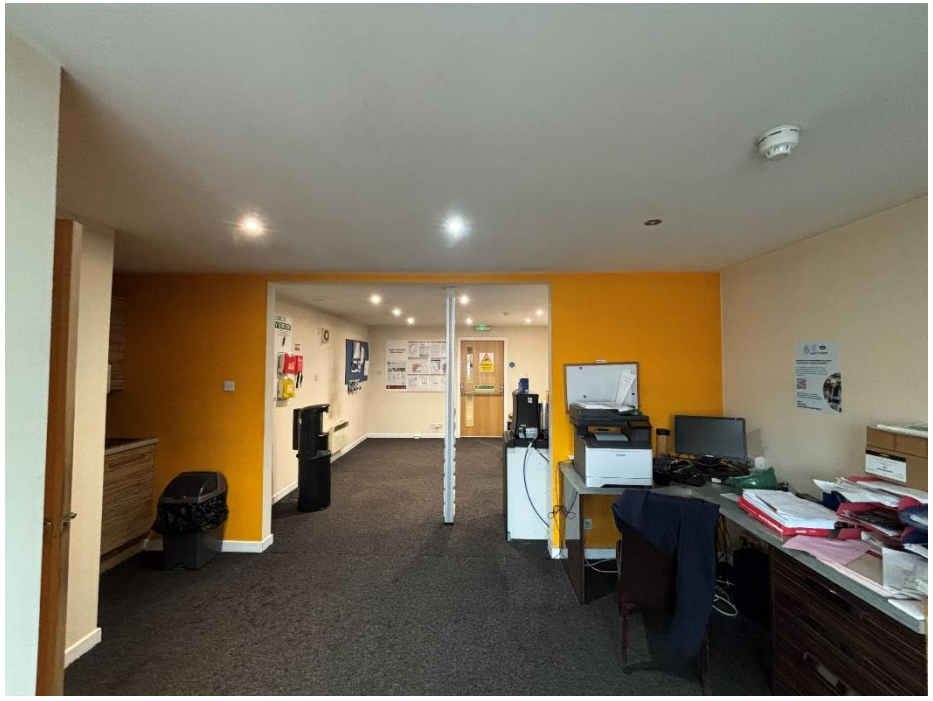
The property consists of a well-proportioned, end-terraced industrial unit constructed with a steel portal frame and concrete floor, with 2 dedicated parking spaces to the front . Upon entering the unit, there is a well-presented open plan office and tea prep area to the right. The warehouse features a manual roller shutter door for vehicular access, an eaves height of 5.0 metres, and 3 phase electricity .

ACCOMMODATION

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Warehouse	177.8	1,914
Office	39.9	429
TOTAL	**217.7**	**2,343**





RENT

£20,000 per annum exc.

LEASE TERMS

The property is offered on a Full Repairing and Insuring lease for a period to be negotiated.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £19,250. The Uniform Business Rate for the year 2026 / 2027 is 48.1p in the £.

EPC

The subject has an EPC rating of 'A'. Full documentation is available upon request.

VAT

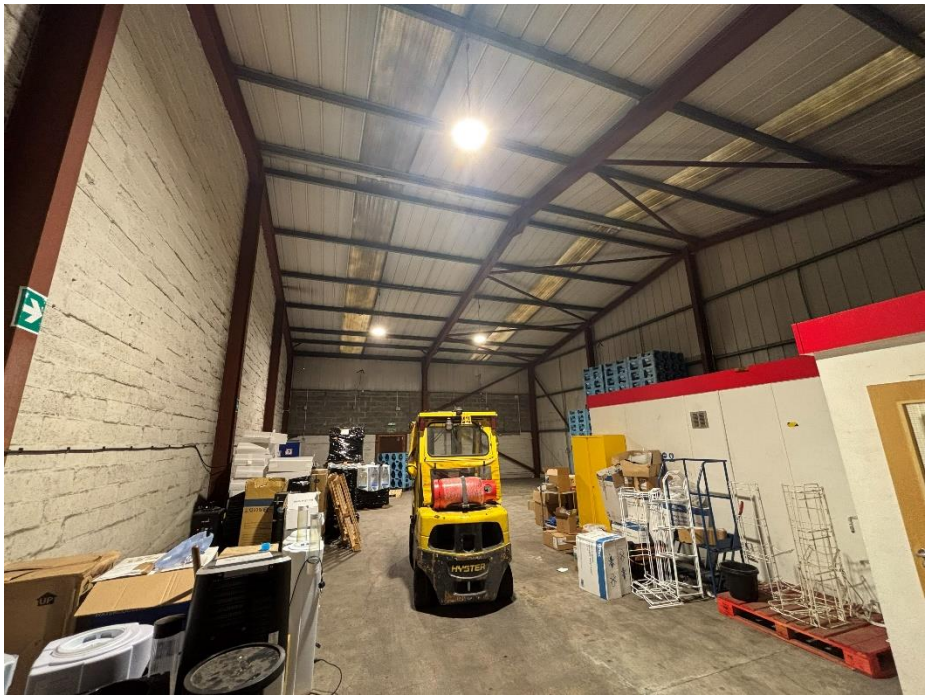
All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING

To arrange a viewing or for further information, please contact the sole letting agents.





To arrange a viewing please contact:



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303



CHRIS ION
Divisional Director
chris.ion@g-s.co.uk
07717 425 298

IMPORTANT NOTICE

1. These particulars are intended as a 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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