TO LET



Unit 11 Whitemyres Business Centre, Whitemyres Avenue, Mastrick, Aberdeen AB16 6HQ

Terraced Industrial Unit with Integral Office Accommodation

102.75 sq m (1,106 sq ft)

Location

The property is located in Whitemyres Business Centre, within the well-established Whitemyres Industrial Estate, on the north side of the Lang Stracht, approximately 2.5 miles northwest of Aberdeen City Centre. Aberdeen International Airport is located 5.5 miles northwest and Aberdeen train and bus stations are located approximately 3 miles southeast of the estate.

The property is well located within one of Aberdeen's central industrial locations and is surrounded by a mix of occupiers including various car showrooms.

Description

The property is of steel mono-pitch frame construction, under a pitched profile metal clad roof. The property benefits from having a WC, office accommodation and warehouse space. Vehicular access is provided via a manual roller shutter door to the front of the unit.

The warehouse features blockwork walls with a painted concrete floor and translucent panels above providing natural light. The office to the front of the property features a wall mounted electric heater, painted plasterboard walls and carpets. The property includes LED lighting.

Externally the property benefits a self-contained yard to the rear which is accessed through the unit. There are two exclusive car parking spaces and visitor parking on site too.

Accommodation

The gross internal floor area of the premises is as follows:-

Unit	Description	Sq M	Sq Ft
Unit 11	Warehouse	89.84	967
	Office and WC facilities	12.91	139
	Total	**102.75**	**1,106**

Potential Yard

Potential for open storage yard to be leased from early 2027 in addition to unit lettings or with unit lettings. The yard is approx. 7,535 sq.ft and will be fenced, gated and serviced.

Lease Terms

The subjects are available as a whole on the basis of a new full repairing and insuring lease. Any medium / long term lease will provide for periodic rent reviews.

Rent

£1,375 per calendar month exc.

Rateable Value

Unit 11 is currently entered into the Valuation Roll with a Rateable Value of £12,500. Unit 11 may benefit from some business rates relief which is available through the Small Business Bonus Scheme, subject to the occupier satisfying certain criteria.

Service Charge

The tenant will be responsible for the payment of a Service Charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further details are available on request.

Energy Performance Certificate

The subject has an EPC rating of "E"



Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

VAT

All prices quoted in the schedule are exclusive of VAT.

Entry

Available upon conclusion of legal missives

Contact

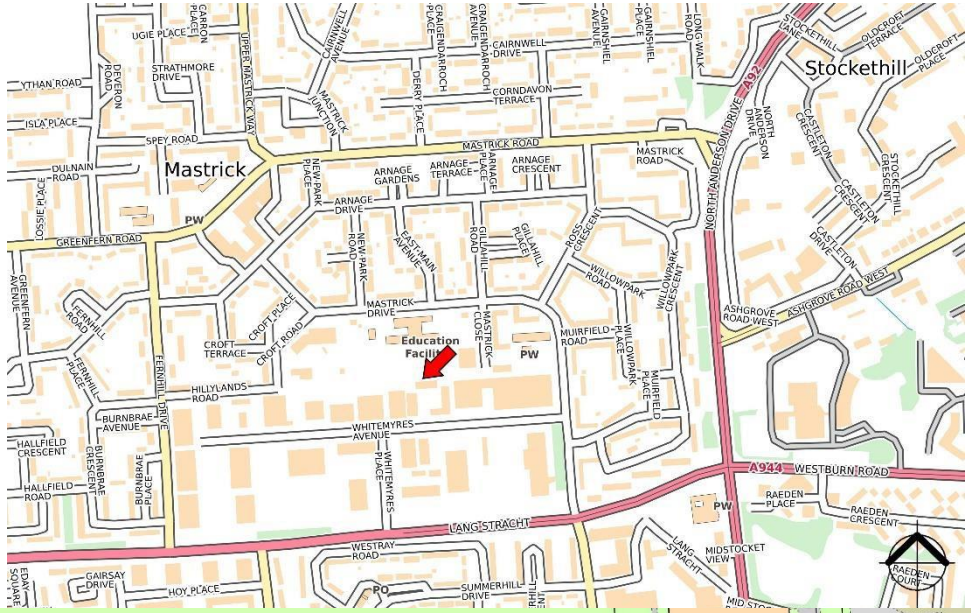
For further information, or to arrange a viewing, please contact Knight Frank or Graham + Sibbald:

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Particulars dated October 2026. Photographs dated October 2026.

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