

TO LET

Industrial unit with two storey office

Size- 829.60 sqm (8,930 sqft)

Car Parking to front

Flexible Lease Terms Available

Rental – Upon application

VIRTUAL TOUR 360°

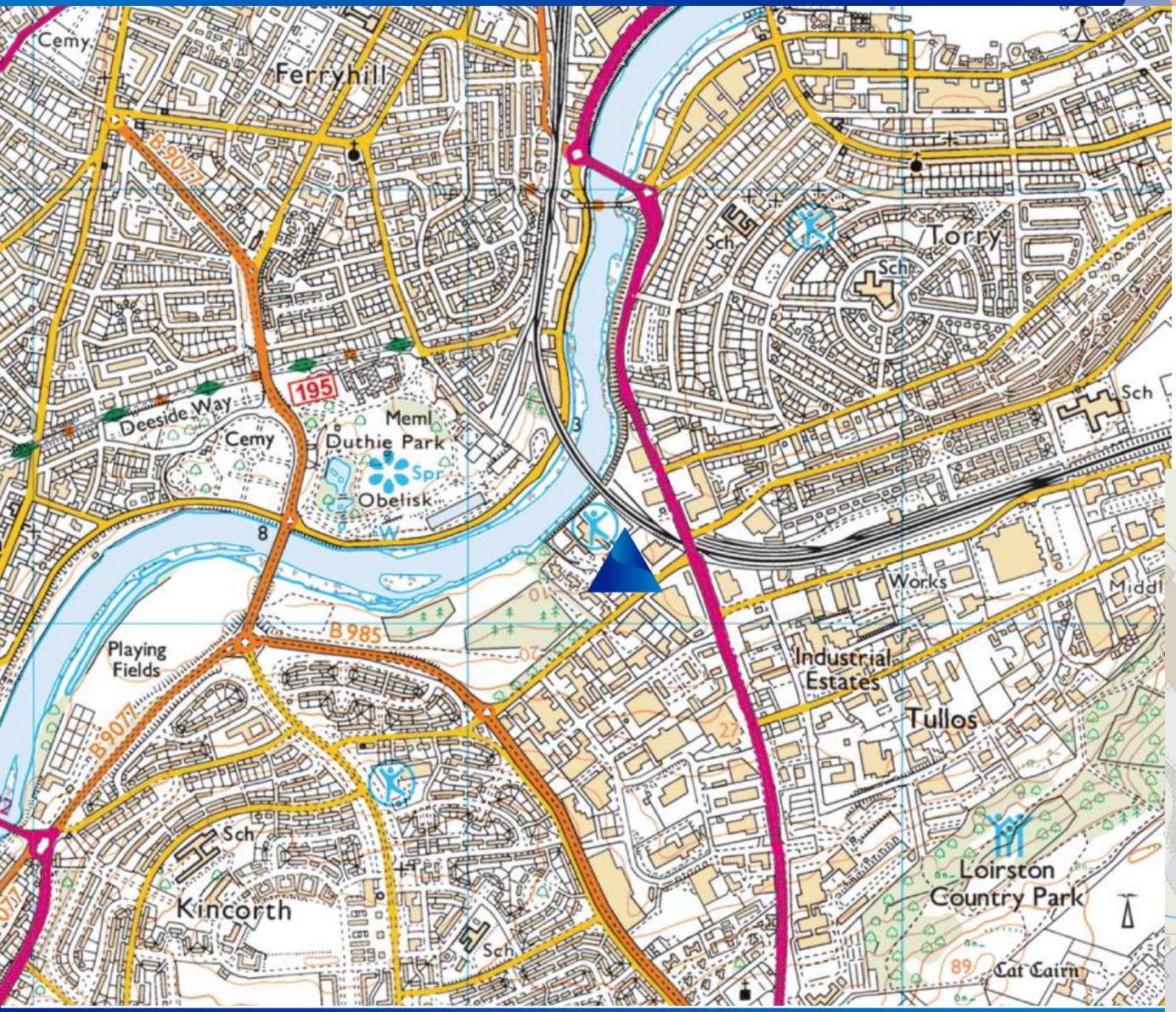
UNIT 6, ABBOTSWELL ROAD, ABERDEEN, AB12 3AB

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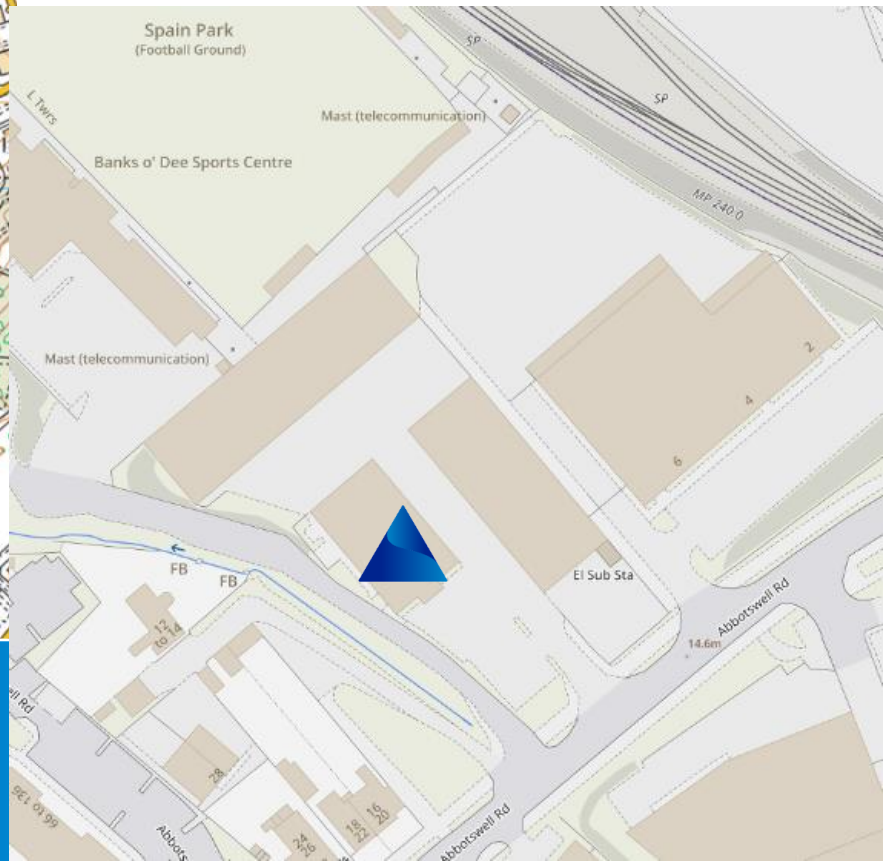
Location

UNIT 6, ABBOTSWELL ROAD, ABERDEEN, AB12 3AB



The Subject is situated to the North of Abbotswell Road just next to Wellington Road which is a major thoroughfare to the city centre.

Tullos Park is also located on nearby the subjects. The property benefits from good visibility and passing traffic from Abbotswell Road and are located on the periphery of the West Tullos Industrial Estate.

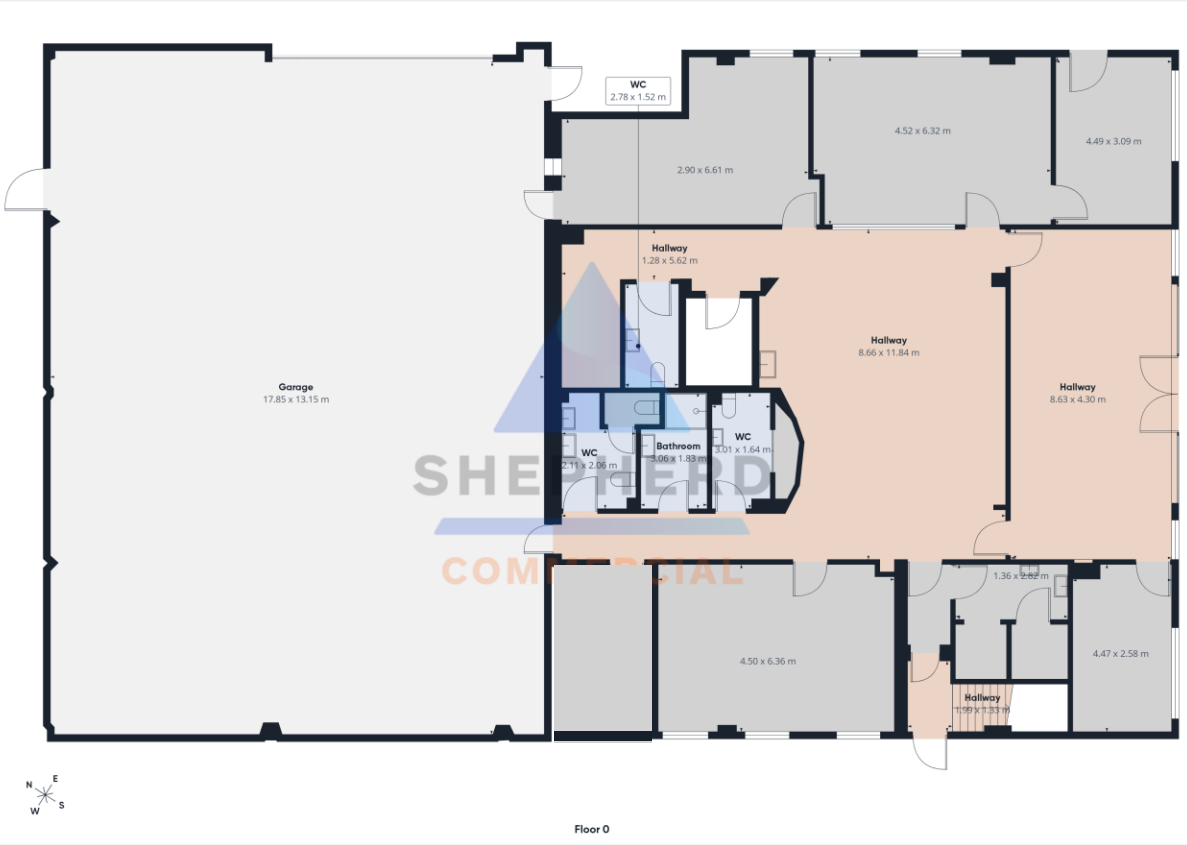


Industrial Unit with Two Storey Offices

FIND ON GOOGLE MAPS

Floor Plans

UNIT 6, ABBOTSWELL ROAD, ABERDEEN, AB12 3AB





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CLICK HERE FOR 3D FLOOR PLAN

Description









The subject comprises of detached industrial unit of steel portal frame construction clad externally in harled blockwork with sections of glazing to the front elevation with a pitched roof over laid out to provide a two storey office at the front with a warehouse to the rear.

Internally, the office accommodation is over two floors and is a mixture of open plan and private offices with the flooring being carpet, plasterboard walls and a suspended accoustice tile ceiling. A number of WC's and staff areas are also located in this area with the two floors being connected via a stair or passenger lift.

To the rear of the offices is the workshop which is accessed either internally or via a roller shutter to the side elevation and has a painted concrete floor with the walls being painted blockwork. The ceiling is to the underside of the cladding.

Accommodation

	m^2	ft^2
Office	589.7	6,348
Warehouse	239.9	2,582
Total	**829.6**	**8,930**

The subjects have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

The Detail

UNIT 6, ABBOTSWELL ROAD, ABERDEEN, AB12 3AB

Rental

Upon application.

Lease Terms

Our clients are prepared to lease the premises on a flexible arrangement and open to discuss all lease durations with interested parties.

Rateable Value

The property currently forms part of a larger entry and will be required to be reassessed upon occupation.

Energy Performance Certificate

Available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.





Get in Touch

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

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE October 2026

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