

TO LET

INDUSTRIAL UNIT

Gross Internal Area – 189.87sqm
(2,044sqft)

Mid Terraced Industrial Unit

Within Established Industrial
Estate

Rental - £16,500 per annum

VIRTUAL TOUR 

**UNIT 2 BURNBANK CENTRE, SOUTERHEAD ROAD,
ABERDEEN, AB12 3LF**

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Location

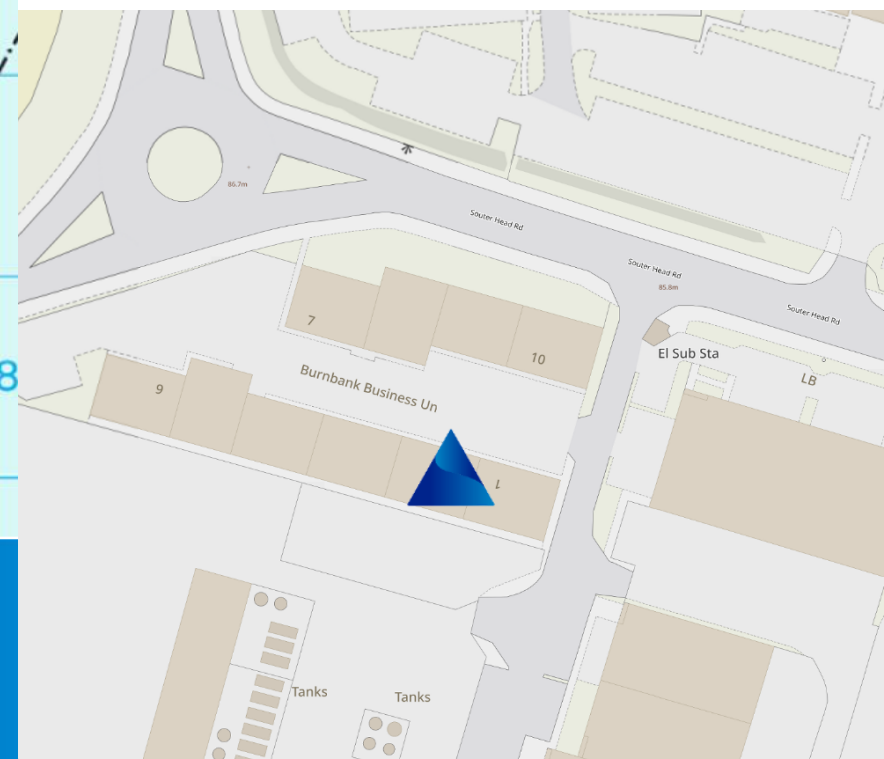
UNIT 2 BURNBANK CENTRE, SOUTERHEAD ROAD, ABERDEEN, AB12 3LF



Burnbank Centre is well positioned within Altens Industrial Estate, occupying a prominent location where Souterhead Road meets Crawpeel Road.

The subjects are situated within Altens Industrial Estate, located approximately 2 miles south of Aberdeen City Centre.

The estate itself is accessed via Wellington Road and accordingly, benefits from excellent access to all parts of the city along with providing access to the A90 and the Scottish motorway network.



Mid terraced industrial unit within established estate

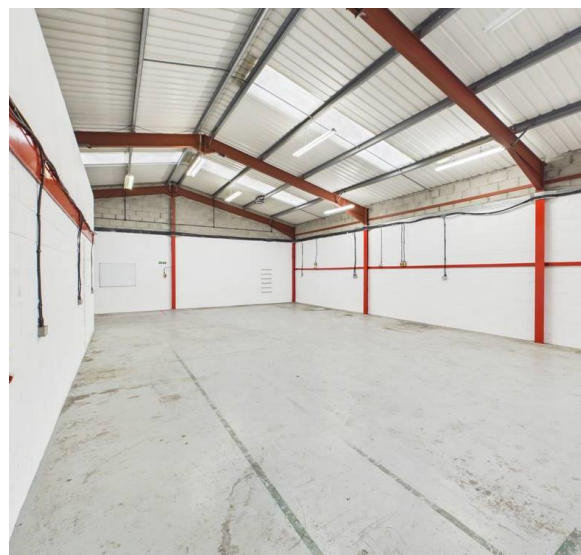
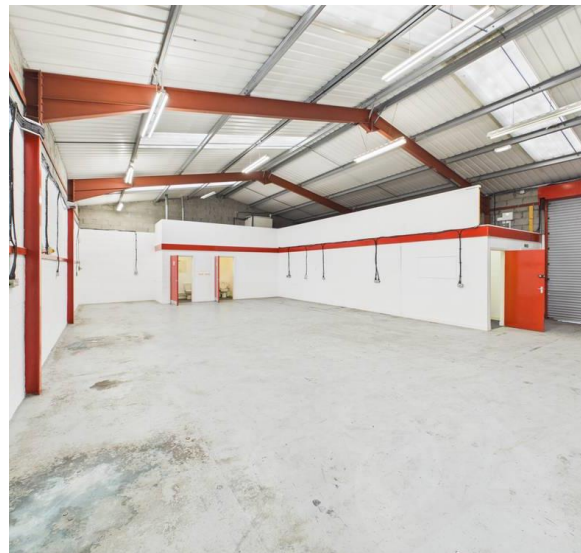


FIND ON GOOGLE MAPS



Description

UNIT 2 BURNBANK CENTRE, SOUTERHEAD
ROAD, ABERDEEN, AB12 3LF



The subjects comprise of a mid terraced industrial unit of steel portal design with blockworks walls externally harled. The roof over is pitched with profile metal sheeting incorporating translucent roof panels.

Internally, the space is laid out to provide workshop and office accommodation along with staff welfare.

The workshop flooring is concrete with the ceiling being to the inside face of the cladding and the walls being to the inside face of the blockwork. Two w.c's are accessed from the workshop.

The office flooring is carpet with the ceilings being painted plasterboard and the walls a mixture of painted plasterboard and blockwork. Lighting is provided by a mixture of fluorescent strip and spotlight fitments. A tea prep area can also be found within this area.

Accommodation

	m ²	Ft ²
Workshop	139.69	1,504
Office, tea prep, w.c's	50.18	540
Total	189.87	2,044

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

£16,500 per annum. This will be payable monthly in advance.

Lease Terms

The subjects are to be let on Full Repairing and Insuring Terms for a period of negotiable length. Any medium to long term lease durations will be subject to upward only rent review provisions.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £21,000pa. An occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

Available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate

Legal Costs

The ingoing tenant will provide a contribution towards the landlords reasonably incurred legal costs with the tenant also being responsible for their own legal costs. The tenant will be liable for any LBTT and Registration Dues where applicable.

Get in Touch

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



James Morrison

James.morrison@shepherd.co.uk



Euan Scott

Euan.scott@shepherd.co.uk

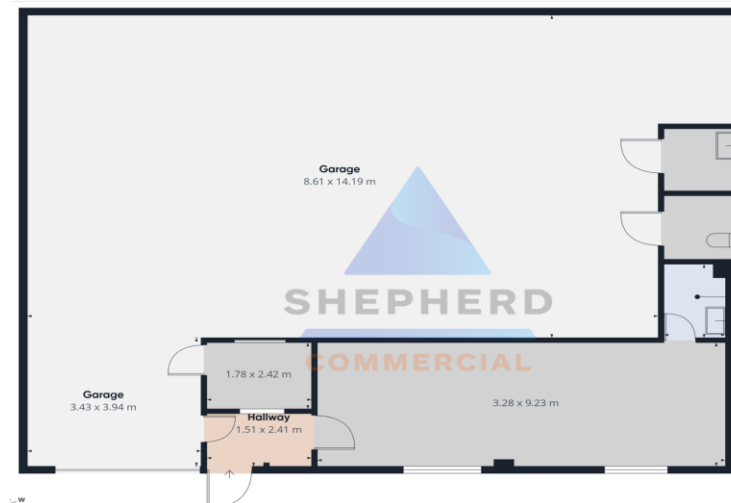
Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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FOR
3D FLOOR PLAN



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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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