

TO LET

INDUSTRIAL UNIT WITH OFFICES

Located in close proximity to
Aberdeen Harbour

Size – 145.50 sqm (1,566 sqft)

Rental - £14,000 per annum

VIRTUAL TOUR 

UNIT 4, CROMBIE ROAD, ABERDEEN AB11 9QQ

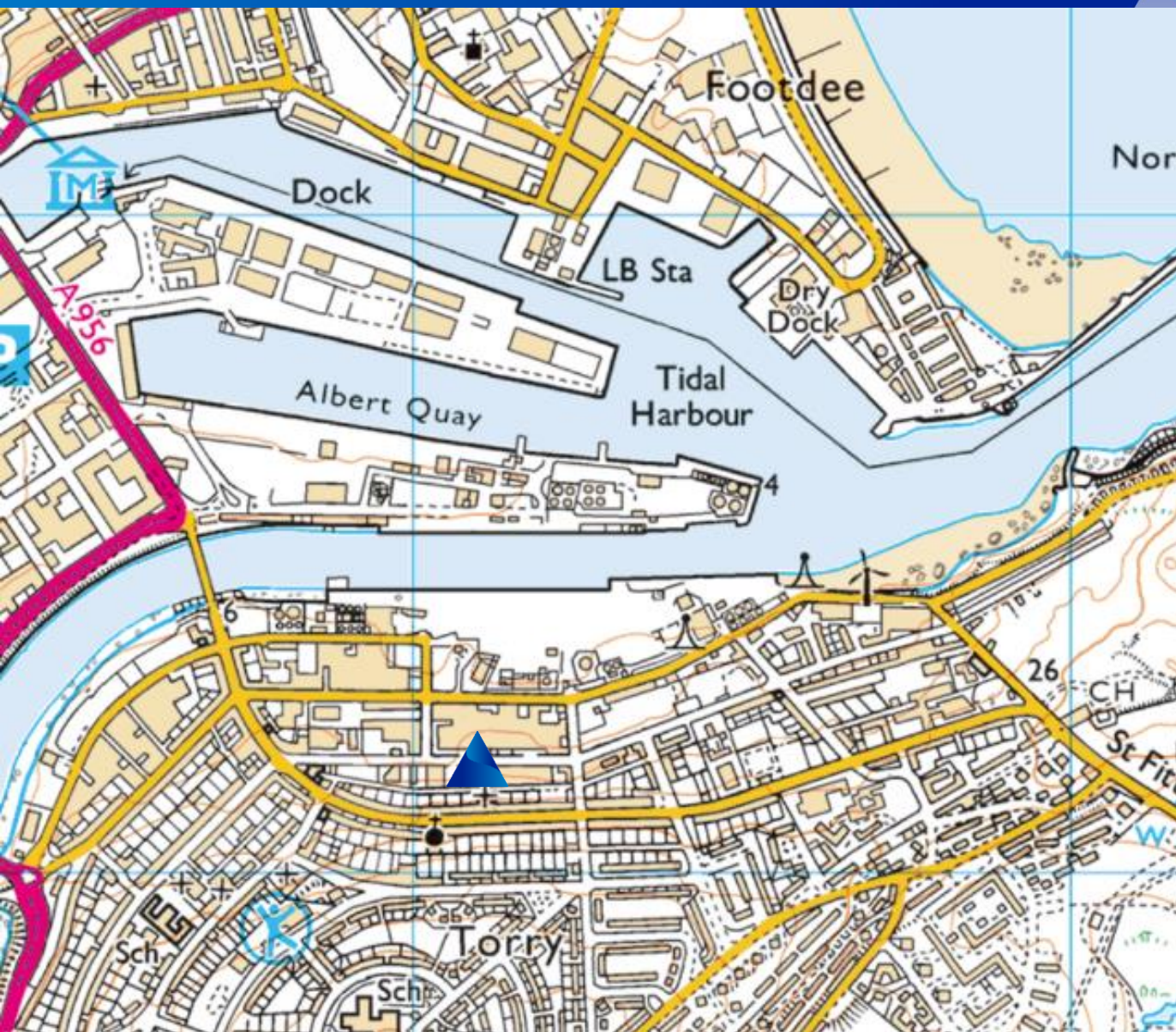
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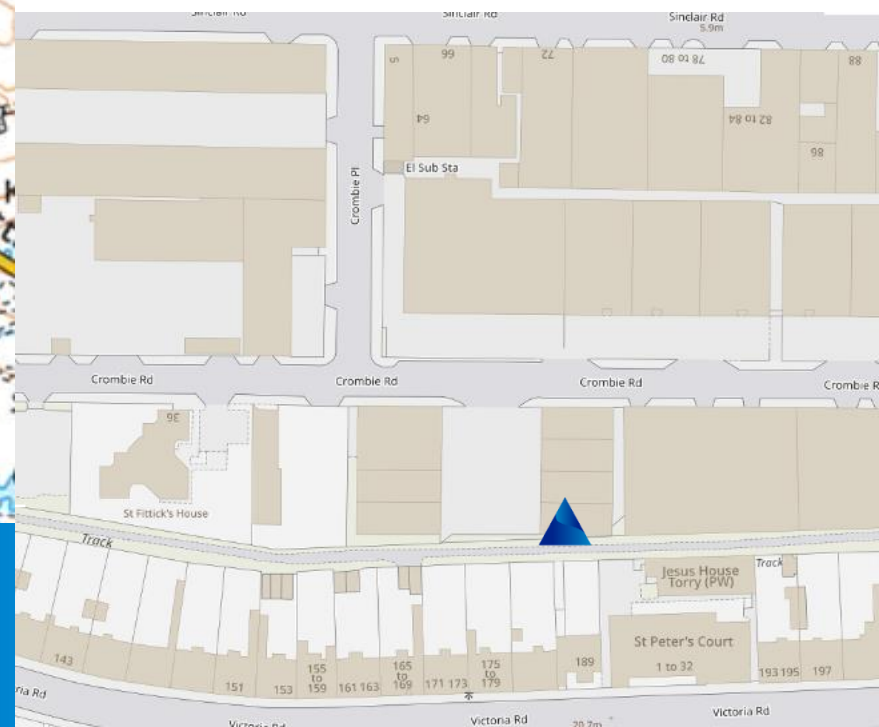
Location

UNIT 4, CROMBIE ROAD, ABERDEEN AB11 9QQ



The subject is located on the south side of Crombie Road within a development of 6 industrial units.

The subjects are located approximately 2 kilometres south west of Aberdeen city centre via the A956 and benefit from rapid access to local amenities and the main road networks into the city centre and to the north and south of the city. The subjects just lie a short distance from Aberdeen Harbour.



Industrial unit within established estate

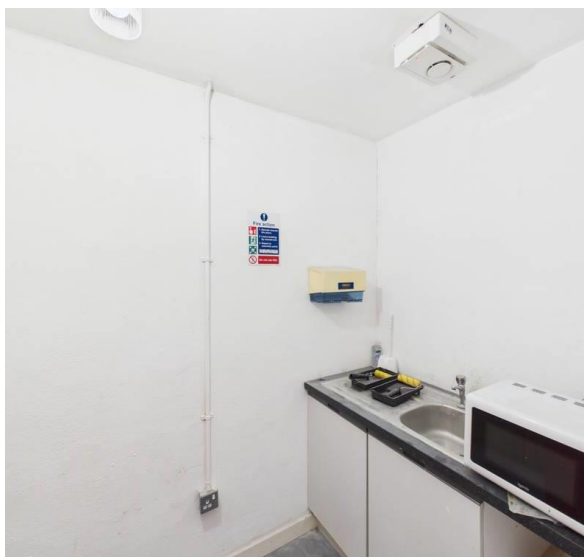


FIND ON GOOGLE MAPS



Description

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The unit is end terrace and is of a steel portal frame construction with blockwork walls which have been rendered externally with profiled sheeted roof over.

Access to the property is via a single door or a roller shutter door which are both accessed off a communal yard area.

Internally, the warehouse has a concrete floor with the walls being painted blockwork. Artificial lighting is provided by a number of fluorescent strip light fittings.

There is a small office and toilet provision at the rear of the premises along with kitchen/tea prep area.

Accommodation

	m ²	ft ²
Ground Floor	145.50	1,566

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

£14,000 per annum is sought.

Lease Terms

The accommodation is available on the basis of a new lease of negotiable duration



Rateable Value

The subjects are entered into the Valuation Roll at a Rateable Value of £15,500 as at 1st April 2026. An incoming occupier would have the opportunity to appeal the Rateable Value.

Qualifying tenants would be entitled to 22.50% discount via the Small Business Bonus Scheme and interested parties should make their own enquires as to if they qualify.

Energy Performance Certificate

Available upon requested to interested parties.

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:



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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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