

ON THE INSTRUCTIONS OF



WAREHOUSE/TRADE COUNTER UNIT TO LET



**6 ABBOTSWELL ROAD
CRAIGSHAW INDUSTRIAL ESTATE
ABERDEEN
AB12 3AB**



LOCATION

The subjects are situated on the north side of Abbotswell Road within West Tullos Industrial Estate, which lies approximately 1.5 miles south of Aberdeen city centre and is regarded as one of the city's premier industrial locations. The premises are accessed from Wellington Road [A.956] which is one of the main arterial routes providing direct access to both the A.90 and city centre.

Neighbouring occupiers include Menzies Distribution, TAM International, Edmundsen Electrical, Screwfix, Tile Giant, Arnold Clark, Tesco, Lidl, Topps Tiles etc.

DESCRIPTION/ACCOMMODATION

The subjects comprise a detached purpose built warehouse unit incorporating ancillary trade counter, offices & staff facilities plus mezzanine storage space. There is a dedicated car parking area to the front with shared yard and access along the side elevation.

The property is of steel portal frame construction with blockwork walls & roughcast rendered under a pitched aluminium panelled roof. The unit benefits from high bay lighting, internal eaves height of circa. 6 m and two electric roller shutter doors which provide vehicular access plus a part glazed retail frontage with entrance door. Heating to the retail, offices & staff areas is provided by gas fired combi boiler and wall mounted radiators.

The subjects provide the following approximate areas:-

WAREHOUSE	881.5 SQ M	9,489 SQ FT
RETAIL/OFFICES/STAFF & WC'S	156.8 SQ M	1,688 SQ FT
MEZZANINE (1)	77.1 SQ M	830 SQ FT
MEZZANINE (2)	60.8 SQ M	655 SQ FT

LEASE TERMS

The subjects are held on a full repairing and insuring lease expiring 30th June 2020, incorporating 5 yearly rent reviews with the next due 1st July 2015.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

RENT

£69,000 per annum exclusive of rates & VAT.

RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £38,250 [01/04/10]

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C [Copy available on request].

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT & registration dues payable.

ENQUIRIES

Viewing & further information can be obtained by contacting the joint agents:-



Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225



Contact: James Morrison
e: j.morrison@shepherd.co.uk
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