

INDUSTRIAL

TO LET

UNIT 2
SCOTSTOWN ROAD
BRIDGE OF DON
ABERDEEN
AB23 8HG

> CLOSE PROXIMITY TO THE A90
ABERDEEN RING ROAD

> GIA: 171.42 SQM (1,845 SQFT)

> £18,500 PER ANNUM

> FLEXIBLE LEASE TERMS

DM HALL
CHARTERED SURVEYORS



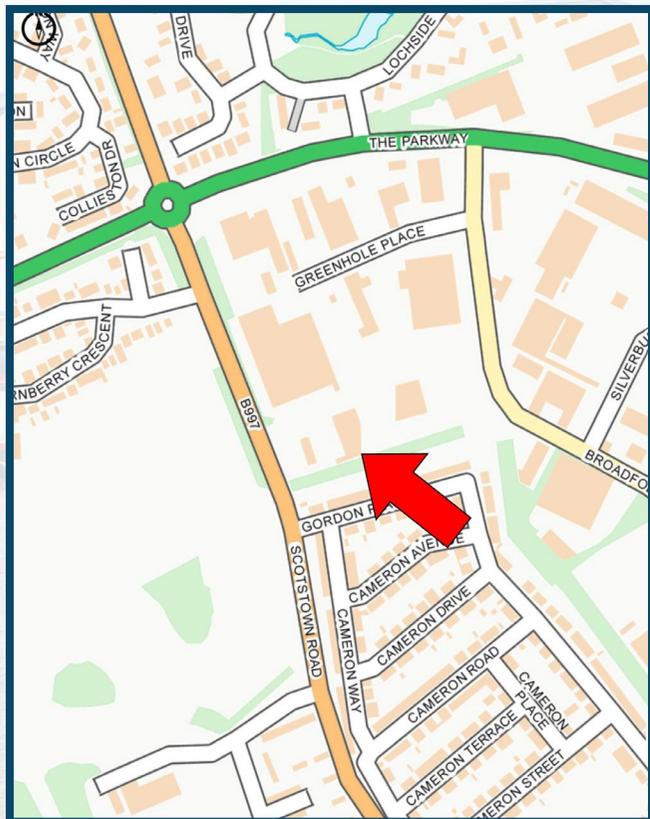
Commercial Department
4-5 Union Terrace, Aberdeen, AB10 1NJ
01224 594172

LOCATION

The property is located within a small industrial development on the east side of Scotstown Road, close to its junction with the Parkway within Bridge of Don Industrial Estate lying approximately 4 miles north of the City Centre.

The property benefits from its close proximity to two of Aberdeen's main arterial routes, the Parkway and Ellon Road, both forming part of the A90 Aberdeen Ring Road thereby providing rapid access to the main road infrastructure serving the city and beyond.

Occupiers within the vicinity include RSL Motors and Bately's Cash & Carry.



DESCRIPTION

The property comprises a recently redecorated, self-contained industrial unit that provides workshop, office and ancillary accommodation. The specification includes insulated metal sheet roofs with translucent panels, 3.50m x 3.50m manual roller shutter doors providing vehicular access, concrete floor and an eaves height of 5.20m to the front sloping to 3.80m at the rear.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas:

Workshop, office and toilet **171.42 sq m (1,845 sq ft)**

The foregoing have been calculated on a Gross Internal Area basis in accordance with the current edition of the RICS Code of Measuring Practice.

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

£23,500

The Uniform Business Rate for the year 2021/2022 is 49p in the £. Water and waste water rates are also payable.

The units will require to be reassessed if let separately.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B(28).

Full documentation is available upon request.

RENTAL

Offers in the region of £18,500 per annum.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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