

# DM HALL

## To Let

**CLASS 4, 5 & 6 —  
BUSINESS, GENERAL  
INDUSTRY, STORAGE  
OR DISTRIBUTION**

**Unit 5 Links Street,  
Aberdeen,  
AB11 5EX**



**102.19 SQM  
(1,100 SQ FT)**



# Property Details

- Well-presented industrial Unit
- Located in close proximity to Aberdeen City Centre and the Port of Aberdeen
- Available on flexible lease terms
- Eligible for up to 100% small business rates relief.
- Rent: £14,500 per annum

## LOCATION

The property is located in the city of Aberdeen, specifically within an established industrial estate, close to both the City Centre and Port of Aberdeen.

Click on the map icon to see the properties' exact location on Google Maps.



## DESCRIPTION

The property comprises a modern mid-terrace building of steel portal frame construction. Historically the property been in use as per Class 4 (Business), 5 (General Industrial) and 6 (Storage or Distribution), as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997. Any alternative use would be subject to Local Authority consent.

The properties specification includes:

- Insulated profile metal sheeting
- Designated office space
- Designated WC
- Eaves height of approximately 4 meters
- LED high bay lighting
- Roller shutter vehicular access door
- 3-phase electricity supply

Two designated car parking spaces are located to the front of the property. Further onsite parking is available via communal spaces.

Click on the video icon to see the properties Video Tour.



**DM HALL**



Regulated by  
**RICS**

## ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Ground Floor      102.19 sqm      (1,100 sq ft)

## SERVICES

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

## ENERGY PERFORMANCE

B [18] Full documentation is available upon request.

## NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £11,500\*

\*Any ingoing occupier may qualify for upto 100% rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the Local Authority.

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

## RENT

£14,500 per annum on Full Repairing and Insuring lease terms. Approximate annual insurance costs are available on request.

## SERVICE CHARGE

A service charge will be payable to cover the cost of the maintenance, upkeep and repair of the common parts of the building and development.



The service charge is estimated to be £350 per annum.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## COSTS

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

## ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Tenants. Once an offer has been accepted, the prospective Tenant(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

# Make an enquiry

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