

Industrial

Unit 5 Lochinch Business Park Aberdeen, AB12 3LL



- Well-presented industrial Unit
- Located adjacent to the A90 Dual Carriageway (AWPR)
- Available on flexible lease terms
- Rent: £37,500 per annum (exc VAT)

**431.79 SQM
(4,648 SQ FT)**

Property Details

LOCATION

Lochinch Business Park is an established and strategically positioned commercial location to the south of Aberdeen City Centre, benefitting from immediate access onto the A90 dual carriageway (AWPR) at the Charleston junction. This provides direct routes north to Aberdeen City Centre (approximately 4 miles) and south to Dundee (approximately 61 miles).

DESCRIPTION

Unit 5 comprises an end-terraced industrial unit of steel portal-frame construction with infilled concrete blockwork walls beneath a pitched roof incorporating translucent roof panels.

Internally, the property provides a clear-span workshop together with office and ancillary staff accommodation. Externally, the unit benefits from dedicated car parking to the front elevation.

Specification includes:

- Approx. 5.5m wall head height
- High-bay lighting
- Sliding shutter door
- Three-phase power supply
- 10 dedicated car parking spaces

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:

Workshop	342.30 sqm	(3,685 sq ft)
Office & Ancillary	89.49 sqm	(963 sq ft)
Total	431.79 sqm	(4,648 sq ft)

SERVICES

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



ENERGY PERFORMANCE

The properties energy performance certificate is currently being assessed. Further details are available on request.

NON-DOMESTIC RATES

The property is currently listed within the valuation roll as a larger entry and will require to be re-assed prior to occupation. Water and wastewater rates are also payable.

RENT

£37,500 per annum on Full Repairing and Insuring lease terms.

VAT

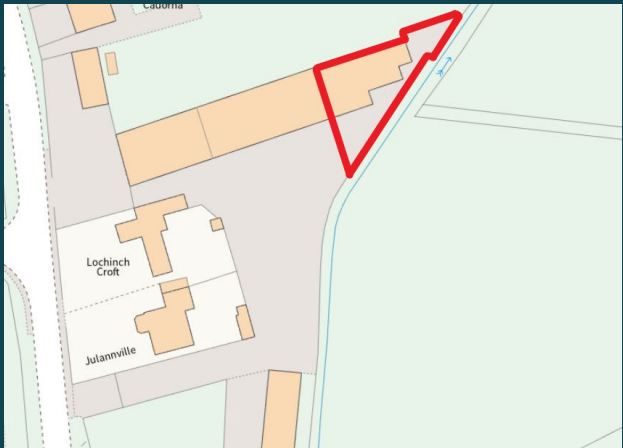
All prices quoted in this schedule are exclusive of VAT.

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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