

TO LET.



Whitemyres Business Centre, Whitemyres Avenue, Aberdeen, AB16 6HQ

*Semi-Detached two storey office building, available with or without industrial accommodation.
Accommodation from 139.35 sq. m (1,500 sq. ft) to 345.78 sq. m (3,722 sq. ft).*

Location.

The subjects are located in Whitemyres Business Centre, within the well-established Whitemyres Industrial Estate, on the north side of the Lang Stracht, approximately 2.5 miles north west of Aberdeen City Centre. Aberdeen International Airport is located 5.5 miles north west and Aberdeen train and bus stations are located approximately 3 miles south east of the estate.

The property is well located within one of Aberdeen's central industrial locations and is surrounded by a mix of occupiers including various car showrooms.



Description.

The office building is of a modern construction arranged over ground and first floor, under a pitched profiled metal sheet roof.

The ground floor features an entrance vestibule and reception area along with two meeting rooms, the first floor is currently fitted out with a number of cellular offices. Both floors benefit from carpet floor tiles and painted plasterboard walls. Double glazing provides natural light, which is supplemented by fluorescent strip lighting. There is also gas central heating throughout. At each level there are kitchen facilities together with male and female toilets.

Through re-configuration it is anticipated the area to the right of the ground floor could be separated off.

There are 17 dedicated car parking spaces to the front of the office and within the wider business centre, providing an attractive parking ratio of 1:219 sq.ft.

Accommodation.

We calculate the approximate net internal floor area of the premises as follows:-

Description	Sq M	Sq Ft
Ground Floor Office	172.89	1,861
First Floor Office	172.89	1,861
Total	345.78	3,722

Lease Terms.

The subjects are available as a whole on the basis of a new full repairing and insuring lease. Any medium / long term lease will provide for periodic rent reviews.

Rent.

Rent on application.

Rateable Value.

The property will require to be re-assessed upon becoming vacant, it currently has a combined Rateable Value of £37,850.

Energy Performance Certificate.

The subjects have an EPC rating of D. Full documentation is available upon request.

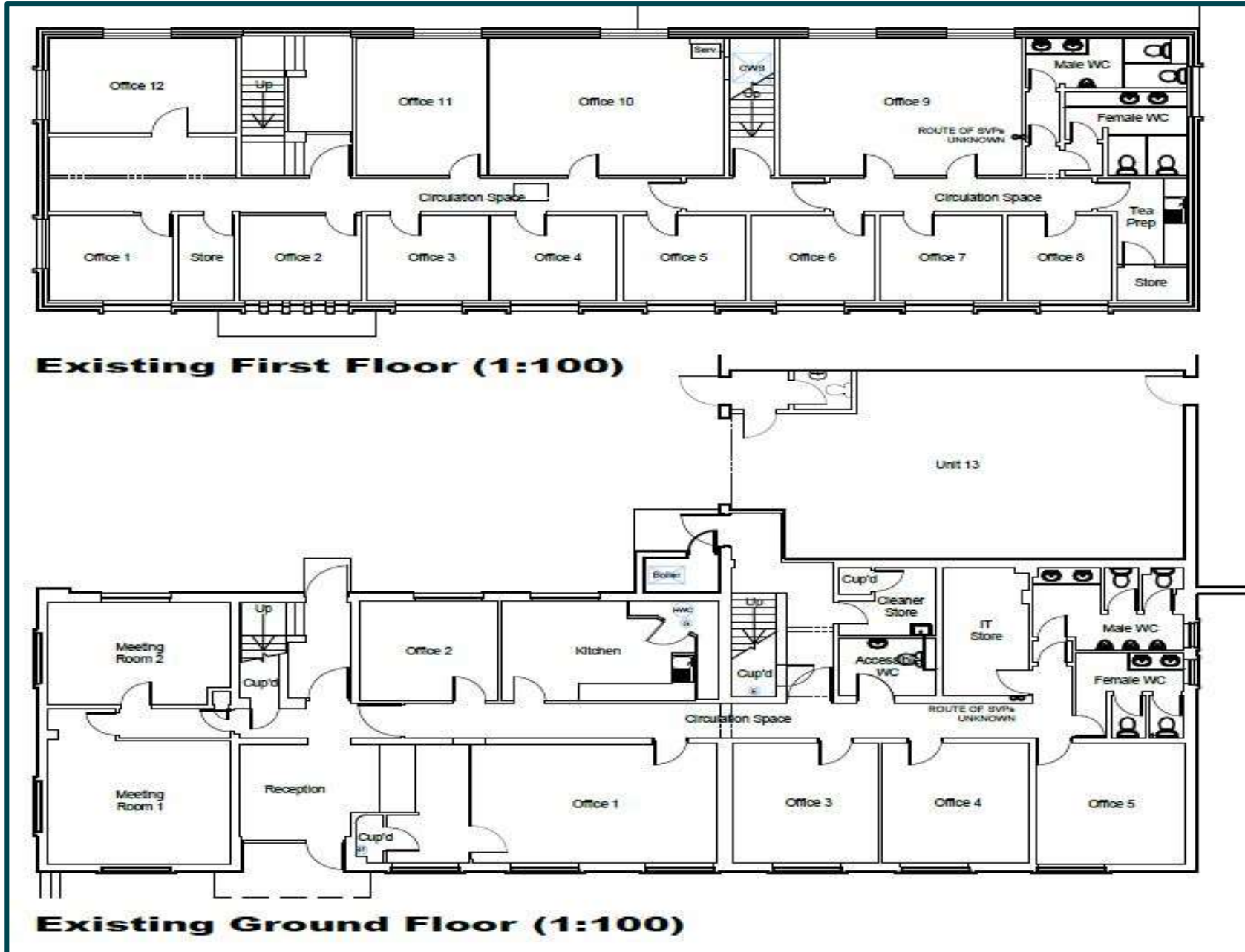
VAT.

All prices quoted in the schedule are exclusive of VAT.

Legal Costs.

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, as appropriate.

Floor Plans.



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Contact.

For further information, or to arrange a viewing, please contact the joint agents:



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Particulars dated August 2021. Photographs dated February 2021.