

TO LET

OFFICE WITH STORAGE UNITS AND PARKING

**GRAHAM
SIBBALD**



**4 POINTS COMMERCIAL CENTRE,
8 CRAIGSHAW ROAD, ABERDEEN, AB12 3AP**

- Office with three storage units to the rear
- Gross Internal Area — 214.50 sq. m (2,309 sq. ft)
- Excellent transport links — 300 metres from the A956

LOCATION

4 Points Commercial Centre is located in the well-established West Tullos Industrial Estate, approximately 2 miles south of Aberdeen city centre. The property is just 300 metres from the A956, meaning it is easily accessible and benefits from good transport links across the city.

Surrounding occupiers include: Rainbow Taxis, Belmar Engineering, Jump In Adventure Parks and Aberdeen Trophy Centre.

DESCRIPTION

The subjects comprise well-presented ground floor offices, with a W/C and tea prep facilities. Heating in the offices is by way of wall mounted electric heaters and lighting is by way of surface mounted fluorescent lights.

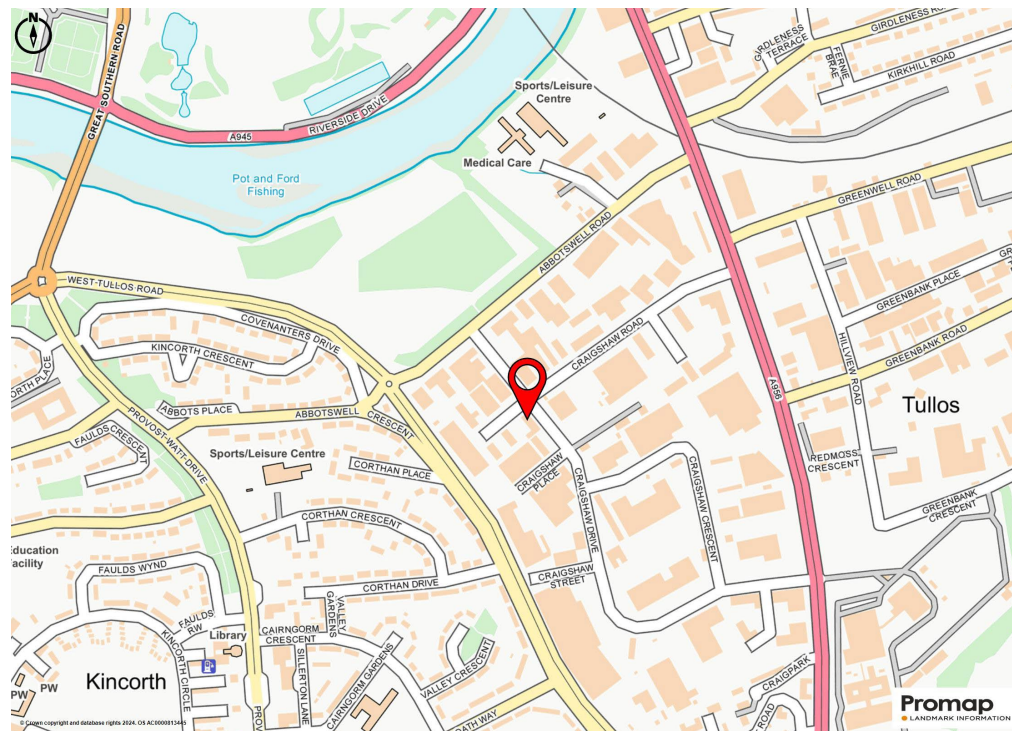
There is direct access from the offices to the storage unit directly behind, the other two units are accessed from the car park. The units provide good storage space, and benefit from ample natural light provided by the translucent panels above.

The property benefits from 5 dedicated parking spaces.

ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m	Sq. ft
Storage Unit 1	45.89	494
Storage Unit 2	46.54	501
Storage Unit 3	46.27	498
Warehouse Total	138.7	1,493
Office	75.80	816
Total	214.50	2,309



RENT

£22,500 per annum exclusive.

LEASE TERM

The unit is available on a new full repairing and insuring lease for a period to be negotiated.

RATEABLE VALUE

The property is entered in the current Valuation Roll as follows: Rateable Value.

Offices and Storage Unit 1:	£13,250
Storage Unit 2:	£4,100
Storage Unit 3:	£4,100

VAT

All prices, rent and premiums quoted are exclusive of VAT, that may be applicable.

ENERGY PERFORMANCE CERTIFICATE

Further details are available on request

ENTRY

Immediate, on completion of formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents:

To arrange a viewing please contact:



Euan Rolland
Graduate Surveyor
euan.rolland@g-s.co.uk
07825 875303



Alex Robb
Chartered Surveyor
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: March 2024