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01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

INDUSTRIAL UNIT WITH YARD SPACE



TAMALA
WHITECAIRNS
ABERDEENSHIRE
AB23 8UN

Viewing strictly by appointment with the sole letting agents.

Floor Area:
736.77 sq m (7,931 sq ft)

Contact:
Paul Richardson
Daniel Stalker

Telephone:
01224 588866

E-mail: paul.richardson@ryden.co.uk
daniel.stalker@ryden.co.uk

Edinburgh
0131 225 6612

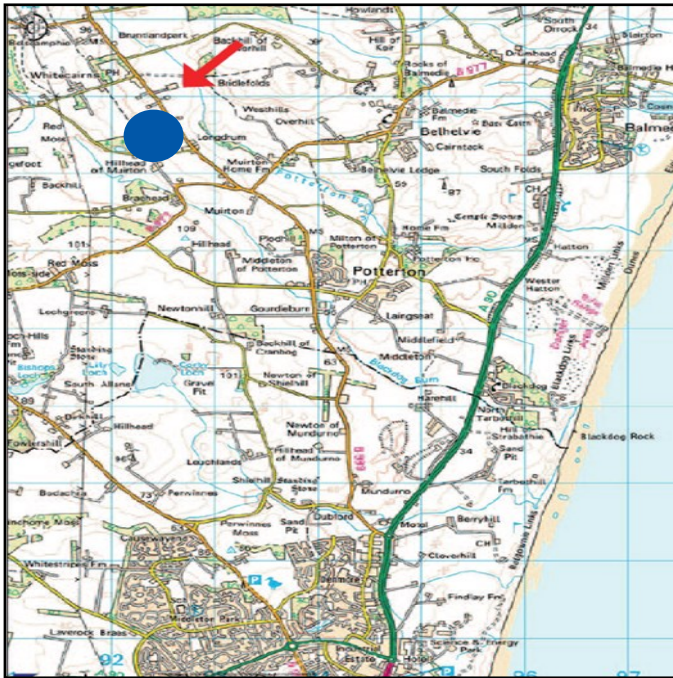
Glasgow
0141 204 3838

Aberdeen
01224 58866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

The premises are located approximately four miles north of Bridge of Don, to the south east of the village of Whitecairns on the main Aberdeen to Tarves (B999) road.

The location of the subjects is shown on the plan above.

Description:

The warehouse building is of steel portal frame construction, with concrete floors, concrete walls and fibre cement profile sheeting incorporating translucent roof panels. The warehouse is artificially lit by way of high bay lighting.

Externally, the building is clad with profile sheeting and has plastic gutters and downpipes.

Vehicular access to the unit is provided by a mixture of roller shutter and sliding doors.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived:

Unit 3: Warehouse	722.22 sq m	7,774 sq ft
Unit 3: Office	14.55 sq m	157 sq ft
TOTAL:	736.77 sq m	7,931 sq ft
Yard 1 (approx.)	2,807.6 sq m	0.69 acres
Yard 2 (approx.)	9,865 sq m	2.4 acres

Rateable Value:

The subjects are currently entered in the Valuation Roll as one entry so require to be reassessed. An indicative Rateable Value for each unit can be provided upon request.

Lease Terms:

Our client is willing to lease the premises on new Full Repairing and Insuring terms for a flexible lease period.

Rent:

Upon request.

Energy Performance Certificate (EPC):

The subjects have an EPC rating of:

Unit 3: B

A copy of the EPC and Recommendations Report is available upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

Viewing & Further Information:

To arrange a viewing or for further information, please contact:

Ryden LLP
The Capitol
431 Union Street
Aberdeen
AB11 6DA

Tel: 01224 588866

E-mail: paul.richardson@ryden.co.uk
daniel.stalker@ryden.co.uk



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