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01224 588866

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

TO LET

CITY CENTRE INDUSTRIAL UNIT

TO BE
REFURBISHED



UNIT 2
5-19 HOLLAND STREET
ABERDEEN
AB25 3UJ

Viewing strictly by appointment with
the sole agents.

Floor Area:
Unit 2 - 219.17 sq m / 2,360 sq ft

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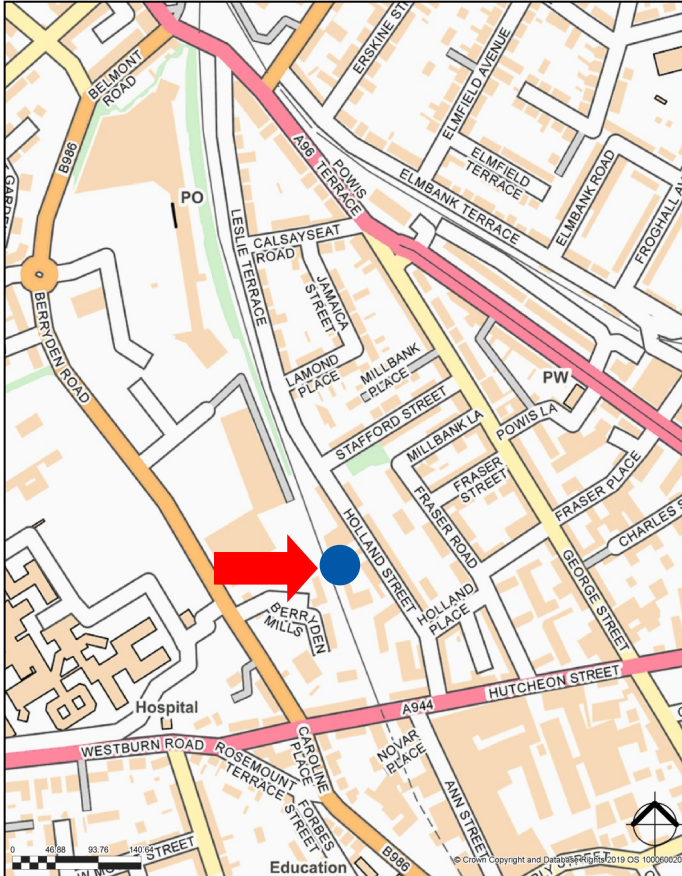
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Location:

The subject is located on the western side of Holland Street, opposite its junction with Holland Place and approximately 50m north of its junction with Hutcheon Street. The subject is located within a small industrial development in a mixed commercial and residential area. The subject is approximately 1 mile from Aberdeen city centre.

Description:

The subject comprises an industrial unit of steel portal frame construction, externally clad with profile metal sheeting, built to an eaves height of approximately 4.5m. It has a pitched profile metal roof with intermitted translucent panels which provide natural light. Vehicular access to the unit is provided via an electrically operated steel roller shutter door. Internally, the subject benefits from a small office, as well as toilet and kitchen facilities.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate gross internal areas, to be as follows:

DESCRIPTION	SQ M	SQ FT
Workshop	213.27	2,296
Office	5.90	64
Total	219.17	2,360

Rateable Value:

The new draft proposed Rateable Value of the subjects is **£16,250** (formerly £18,500) effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation.

Lease Terms:

Our client is seeking to lease the premises on a Full Repairing and Insuring basis for a period to be agreed. Any medium/long-term lease would provide for periodic upward only rent reviews.

Rent:

£18,000 per annum

All rents are exclusive of VAT and payable quarterly in advance.

Management Fee and Service Charge:

It should be noted that any ingoing tenant will be liable for a service charge for the management of the upkeep of the common areas.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of D+.

A copy of the EPC and the Recommendation Report can be provided 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:

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

Ryden LLP
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