

Ryden.co.uk
01224 588866

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

TO LET

CITY CENTRE INDUSTRIAL UNIT WITH SMALL EXTERNAL YARD



UNIT 5
5-19 HOLLAND STREET
ABERDEEN
AB25 3UJ

Viewing strictly by appointment with
the sole letting agents.

Floor Area:
690.19 sq m (7,429 sq ft)

Contact:
Thomas Codona
Daniel Stalker

Telephone:
01224 588866

Email:
thomas.codona@ryden.co.uk
daniel.stalker@ryden.co.uk

Edinburgh
0131 225 6612

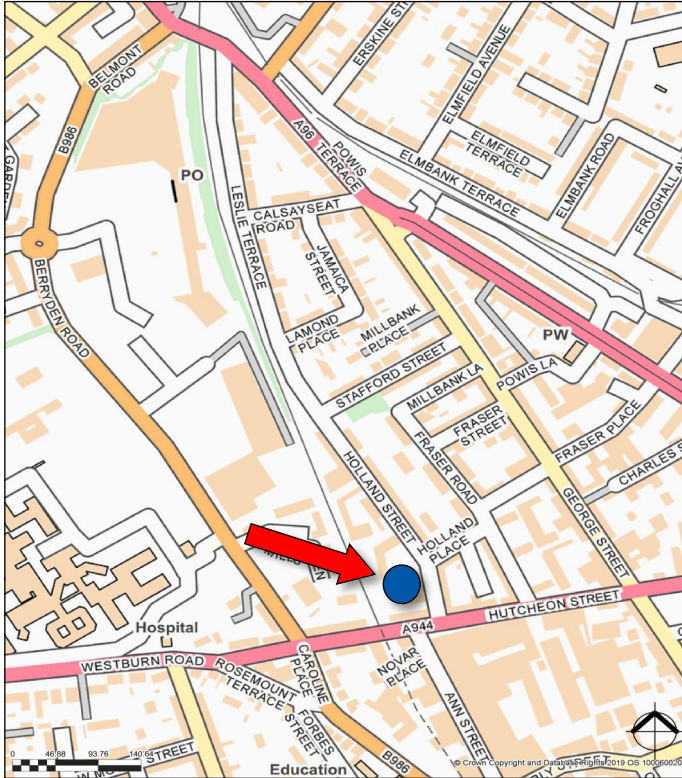
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



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 5.05m and a pitch of 6.10m. 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 which is approximately 3.80m in height and 4.50m in width.

Internally, the subjects benefit from suspended warm air heaters, three phase power, gas supply, strip bay lighting, concrete flooring, ceiling fans and various plug in points.

Rateable Value:

The new draft proposed Rateable Value of the subjects is **£30,750** (formerly £35,500) effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation.

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	690.19	7,429
Yard	208.85	2,248

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:

Rent upon application.

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):

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
The Capitol
431 Union Street
Aberdeen
AB11 6DA
Tel No: 01224 588866
E-mail: thomas.codona@ryden.co.uk
daniel.stalker@ryden.co.uk

February 2022

Additional Photos:

Workshop



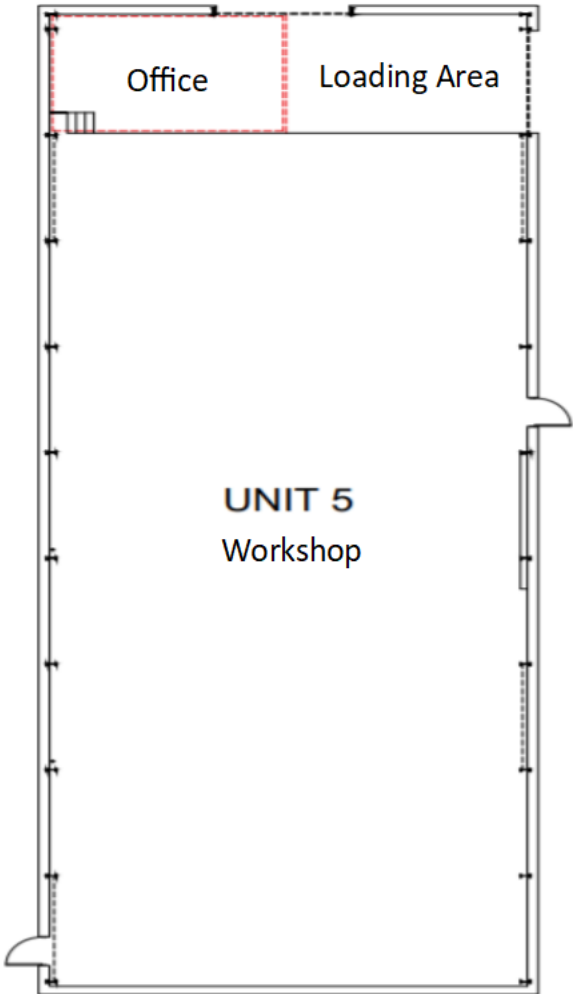
Suspended Warm Air Heater



Workshop



Floor Plan:



Electrically Powered Roller Shutter Door

