

# Ryden

## FOR SALE / TO LET

CITY CENTRE INDUSTRIAL UNIT  
418.68 SQ/M (4,508 SQ/FT)



42A SEAFORTH  
ROAD  
ABERDEEN  
AB24 5PU

OPEN PLAN LAYOUT

ACCESS IS BY EITHER  
ROLLER SHUTTER DOOR  
OR SIDE ENTRANCE

APPROXIMATELY ONE  
MILE FROM ABERDEEN  
CITY CENTRE

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)





## LOCATION

The property is located on the Southside of Seaforth road, in close proximity to King street. Surrounded primarily by residential occupiers the subject benefits from easy access to both the north and south of the city, and is approximately one mile from Aberdeen city centre.

## DESCRIPTION

The subject comprises a building of blockwork construction under a pitched roof. Access is by either roller shutter door or side entrance. Internally the subject is open plan with a raised access storage area to the rear. Staff welfare, office, kitchen and WC can be found to the front. Internally the subject benefits from LED lighting, recently updated translucent ceiling panels & concrete floor. There is a secure external yard area which is accessible from the side of the property.

## ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	353.87	3,810
OFFICE	64.81	698
YARD	53.7	578
<b>TOTAL</b>	<b>418.68</b>	<b>4,508</b>

## RATEABLE VALUE

The premises are currently entered in the Valuation Roll with a Rateable Value of: £15,500

## VAT

All rents, prices and premiums are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

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

## LEASE TERMS

The property is available on a full repairing and insuring terms, any medium to long term leases will be considered.

## RENT

Upon application.

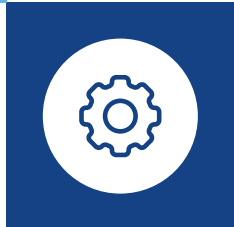
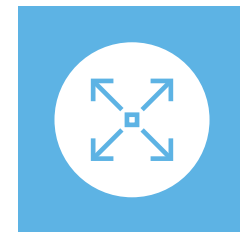
## PRICE

Our client is inviting offers for the sale of their heritable interest in the property.

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The incoming tenant will be responsible for any LBTT and Registration Dues, if applicable.

**THE SUBJECT  
BENEFITS FROM  
EASY ACCESS  
TO BOTH THE  
NORTH AND  
SOUTH OF  
THE CITY**





**INTERNALLY THE  
SUBJECT IS OPEN  
PLAN WITH A  
RAISED ACCESS  
STORAGE AREA  
TO THE REAR**





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AB24 5PU**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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## Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2023**

