

# Ryden

## TO LET

**INDUSTRIAL UNIT WITH LARGE  
SECURE CONCRETE YARD**  
**149.14 SQ M (1,605 SQ FT)**

**WAREHOUSE LOMOND  
HOUSE ABERDEEN, AB12 3JG**

**SECURE WAREHOUSE**

**SUBSTANTIAL CONCRETE YARD**

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**THE SUBJECT  
COMPRISES AN  
INDUSTRIAL  
UNIT WITH A  
SUBSTANTIAL  
CONCRETE YARD**



## LOCATION









The subjects are located within the industrial area of Altens, approximately 2 miles south of the city centre. The property is located on Wellington Circle and is directly accessed from the main A956 road, which leads north to Aberdeen City Centre, the harbour, railway station and south to the A90 trunk road. The newly built AWPR bypass route is located a short 5 minutes drive from the site, providing ultimate connectivity.

The unit is situated within a large concrete yard on the southern side of Wellington Circle, close to its junction with Wellington Road.

Nearby occupiers include Balmoral Group, Makro, Ikea, Royal Mail, Hytorc, Starbucks, Tesla, Shell and Burger King.

## DESCRIPTION

The subject comprises an industrial unit within a substantial concrete yard. The unit is of steel portal frame construction, with rendered concrete blockwork walls to dado height, under a pitched roof, clad with metal profile sheeting. The floor of the unit is concrete. The subjects are accessed by a pedestrian door to the side of the unit, as well as an electric roller shutter door.

-  LED lighting
-  large electric roller shutter door (4.65m high x 8.91m wide)
-  Translucent roof panels
-  WC & Tea prep
-  Mezzanine storage space
-  Largely concrete yard with some hardcore
-  3 phase interceptor
-  perimeter fencing and padlocked pedestrian/vehicular gate

## RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll, from 1st April 2023 as follows:  
NAV/RV: £33,000

## ACCOMMODATION

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

	(SQ M)	(SQ FT)
<b>WAREHOUSE</b>	140.18	1,509
<b>MEZZANINE</b>	8.96	96
<b>TOTAL</b>	<b>149.14</b>	<b>1,605</b>
<b>YARD(APPROX.)</b>	2,387.33	25,697

## RENT

Upon application.

## LEASE TERMS

Our client is willing to consider flexible lease terms depending upon covenant strength. Any medium to long term lease will provide for periodic rent reviews.

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has a current EPC rating of X.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred during any transaction. The tenant will be liable for any LBTT or registration dues, where applicable.



TO BE REFURBISHED

## TO LET

**INDUSTRIAL UNIT  
WITH LARGE SECURE  
CONCRETE YARD**



**WAREHOUSE  
LOMOND HOUSE  
ABERDEEN  
AB12 3JG**

# GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents.

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