

OFFICE PREMISES WITH YARD AREA

- > PRICE - £300,000
- > SIZE - 286.27 SQM
(3,081SQFT)
- > GOOD LEVELS OF PARKING

FOR SALE

4 MINTO DRIVE, ABERDEEN, AB12 3LW

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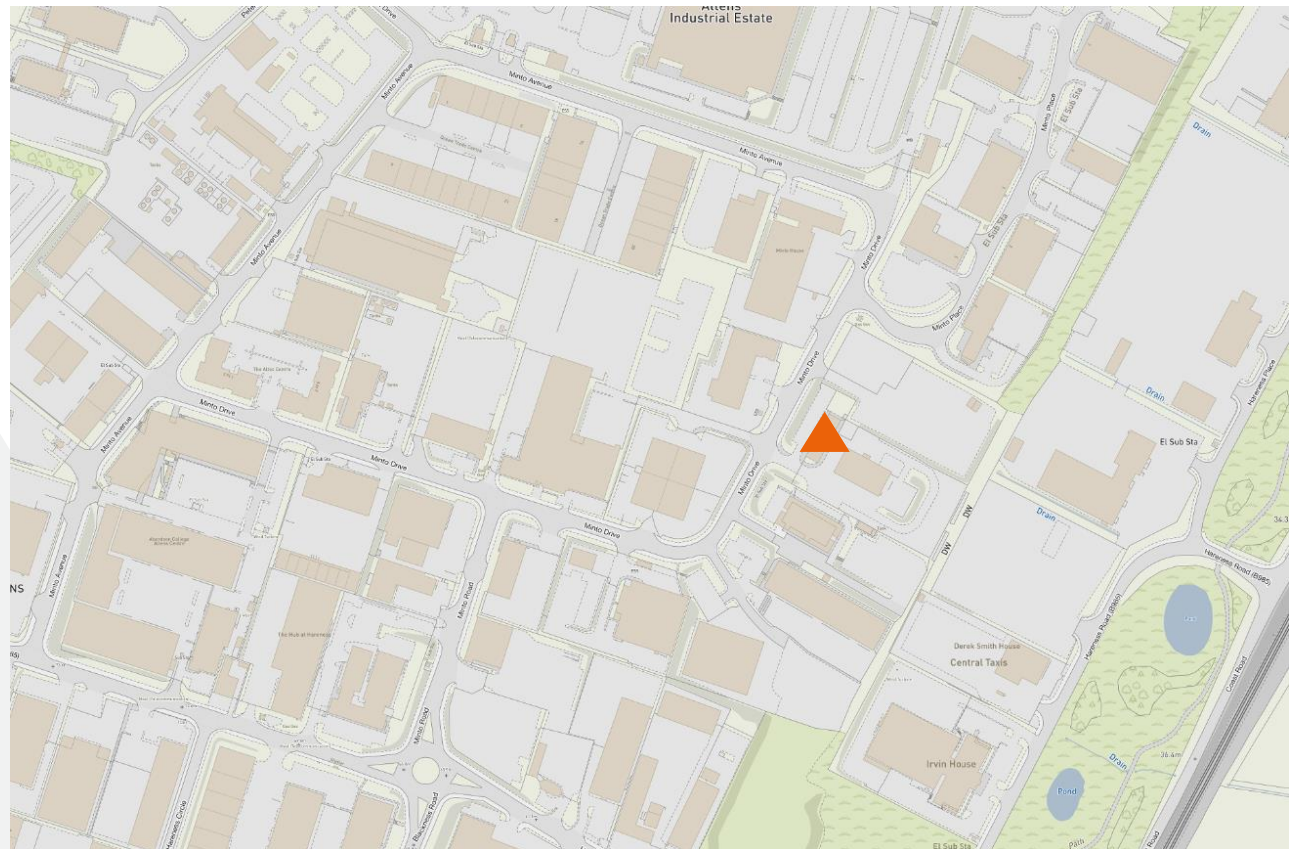


Office Premises in Popular Commercial Area

LOCATION:

The subjects are located within Altens Industrial Estate, one of Aberdeen's prime and most popular commercial areas. The Estate is approximately 2 miles North of the City Centre and Harbour area of the City and also benefits from strong transport links to the city's main arterial routes, particularly to the south via the A90.

The location has been further enhanced via the Aberdeen Western Peripheral Route (AWPR) improving accessibility to the west and north.



DESCRIPTION:

The subjects comprise a detached, single storey pavilion style building currently forming an office/training centre facility. The property is of block work construction, externally finished in pointed brick work to the front with a harled finish to the sides and rear. The roof over the property is pitched and clad in profile metal sheeting. To the front, there is an aluminium framed and glazed projection, which comprises an entrance vestibule, as well as the main reception.

Internally, the accommodation provides a reception area along with open plan office accommodation with a number of private offices being created. In addition, there is a staff canteen and male, female and disabled w.c. facilities provided. Flooring throughout is generally carpeted, with walls being a mix of painted plasterboard and painted finish. Some areas have a suspended ceiling with installed.

CAR PARKING:

14 car parking spaces are located to the front of the premises.

YARD AREA:

There is a yard area to the north elevation of the building that can be utilised for storage purposes.



ACCOMODATION:

	m ²	ft ²
Ground Floor	286.27	3,081

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

PRICE:

Offers over £300,000 are invited for our clients interest in the subjects.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £37,250.

An ingoing occupier would have the opportunity to appeal the rateable value.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of 'G'.

Further information and a recommendation report is available to seriously interested parties on request.

VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS:

Each Party shall bear their own legals costs associated with the transaction with the purchaser being responsible for any registration dues, LBTT, etc.

ENTRY DATE

Upon conclusion of legal missives.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk



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