

VIDEO
TOUR

>>

INDUSTRIAL UNIT WITH PORTACABIN OFFICE

- > SIZE – 744.57 SQ.M (8,014 SQ.FT) INC CANOPY
- > RENTAL - £77,500 PA
- > 2 ELECTRIC ROLLER SHUTTER DOORS
- > CONCRETE YARD

ON BEHALF OF:



TO LET

UNIT 6B MARYWELL COMMERCIAL PARK, ABERDEEN, AB12 4SB

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

Marywell Commercial Park is strategically located 5 miles south of Aberdeen City Centre between Cove and Portlethen. The site allows for easy access to the A90 Aberdeen to Dundee Trunk Road. The site is located just 1.5 miles from Charleston Junction of the Aberdeen Western Peripheral Route.

Occupiers of Marywell Commercial Park include: Arnold Clark, West End Glazing, Keyline, Phoenix Robs Ltd, Milaha Offshore Services, International Tubular Services and Nationwide Platforms.

DESCRIPTION

Unit 6B is a semi-detached industrial unit of steel frame construction with a pitched insulated clad roof with metal profile sheeting.

The unit has a pitch height of approximately 9.20m and an eaves height of approximately 6.10m.

Internally the workshop benefits from concrete flooring, high bay lighting, translucent light panels which provide natural lighting and two electronically powered roller shutter doors, the height of which are approximately 5.30m and the width are approximately 5.60m.

Externally the unit also benefits from an office provision by way of a portacabin.



ACCOMMODATION

The premises have been measured in accordance with the RICS code of Measuring (6th Edition) and the following approximate gross internal areas, as follows:

Unit 6B	m ²	ft ²
Workshop	587.03	6,318
Office	61.39	661
Canopy	96.15	1,035
TOTAL	744.57	8,014
Yard	1,672.25	18,000

RENTAL

£77,500 per annum. As is standard practice, this will be payable quarterly in advance. A longer lease would benefit from a discounted rental.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of

A copy of the EPC and the Recommendation Report can be provided upon request.

RATEABLE VALUE

A We are advised that the subjects are currently entered in the Valuation Roll as follows;

Unit 6B: £61,000

Unit 6B Yard: £7,600

TERMS

Available of Full Repairing and Insuring terms for a negotiable period. Any medium to long term lease will incorporate upward only rent review at periodic intervals.

LEGAL COSTS

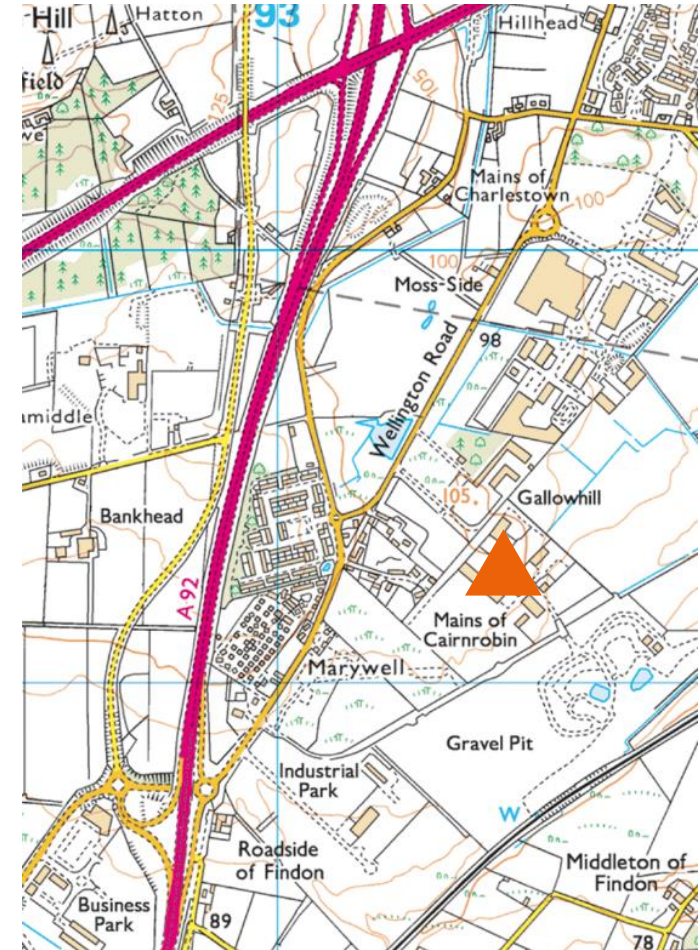
Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agent directly.

VAT

All prices and other costs are quoted exclusive of VAT.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
James Morrison, james.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MAY 2022**