

VIDEO
TOUR

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INDUSTRIAL UNIT

- > SIZE - 785.95 SQ.M (8,460 SQ.FT)
- > RENTAL - £65,000PA
- > ELECTRIC ROLLER SHUTTER DOOR
- > 5 TONNE CRANE

ON BEHALF OF:



TO LET

UNIT 5 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 5 is a detached industrial unit of steel frame construction with a pitched height of approximately 7.70m and eaves height of approximately 6.40m.

Internally, the workshop benefits from w/c and tea prep facilities, concrete flooring, high bay lighting, a 5 tonne overhead crane and translucent light panels which provide natural lighting for the unit.

Access to the workshop is granted via an electrically powered roller shutter door, the height of which is approximately 4.55m and the width is approximately 4.50m.



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 5	m ²	ft ²
Workshop	785.95	8,460

RENTAL

£65,000 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.

VAT

All prices and other costs are quoted exclusive of VAT.

RATEABLE VALUE

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

Unit 5: £44,500

TERMS

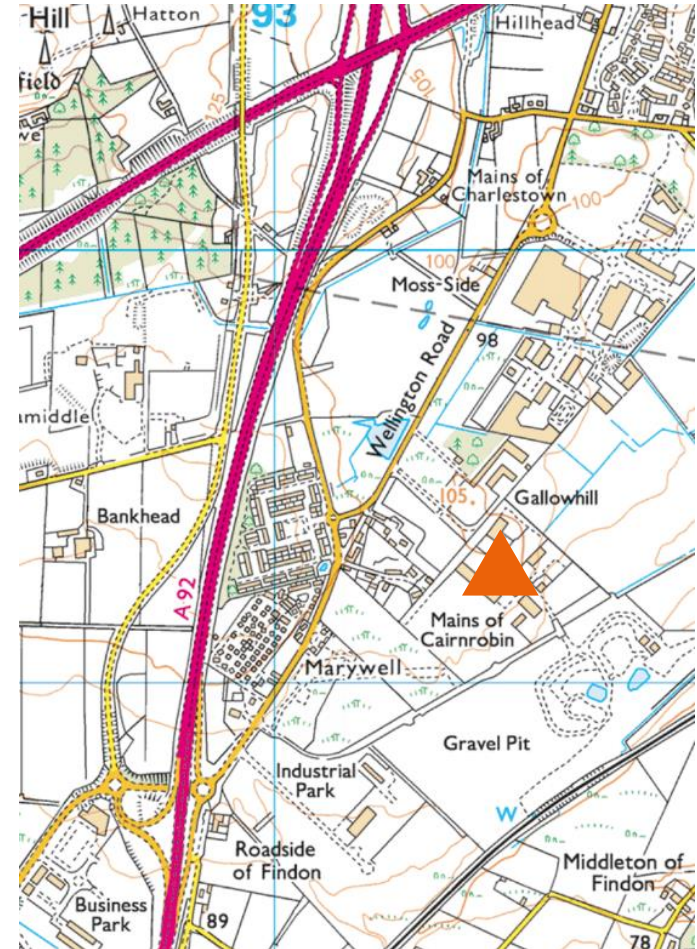
Available of Full Repairing and Insuring terms for a negotiable period. Any medium to long term lease will incorporate upward only rent review at periodic intervals.

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 AN FURTHER INFORMATION

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



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



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