

# Video Tour



## WORKSHOP AND OFFICE ACCOMODATION

- > TOTAL ACCOMMODATION –  
1,128.78 SQM (12,160 SQM)
- > OFFICE – 132.68 SQM  
(1,438SQFT)
- > FORMER PRINT W/S AND  
STORES – 996.10 SQM (10,722  
SQFT)
- > RENTAL – £50,000 PER ANNUM
- > SHORT DISTANCE FROM  
ABERDEEN CITY CENTRE

TO LET

**HILLVIEW ROAD, EAST TULLOS INDUSTRIAL ESTATE, ABERDEEN, AB12 3HB**

**CONTACT:** James Morrison, [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Clark Geddes, [clark.geddes@shepherd.co.uk](mailto:clark.geddes@shepherd.co.uk)



## **LOCATION**

The subjects are located within Aberdeen, Scotland's third largest city which has a population of around 228,000. The subject property is situated in East Tullos Industrial Estate, on the east side of Hillview road, at its junction with Greenbank Place.

The subjects benefit from direct access to Wellington Road, which to the south provides immediate entry to the AWPR. Wellington Road also links directly to Aberdeen city centre. Therefore, the subjects are in a commutable location from all directions.

## **DESCRIPTION**

The accommodation is laid out to provide office accommodation which was previously used a physiotherapy clinic with reception to the front and a series of treatment rooms. The reception has a tiled floor, painted plasterboard walls and ceilings, and recessed spotlighting. The treatment rooms are similarly finished. Male and female WC's are suited to the rear.

To the rear, the subjects comprise of a former print workshop, with the main area having a painted solid concrete floor, painted plasterboard lined walls and a suspended ceiling grid over inbuilt lighting. Adjacent to the main workshop are a series of offices, all of which are similarly finished, albeit have carpeted floor coverings. Also accessed from the workshop is the staff canteen and WCs.

The canteen houses domestic style kitchen cabinetry and a stainless-steel sink, whilst the four. A further small storage area with separate access is situated to the northern end of the property, with this being finished throughout in a similar manner to the main workshop.

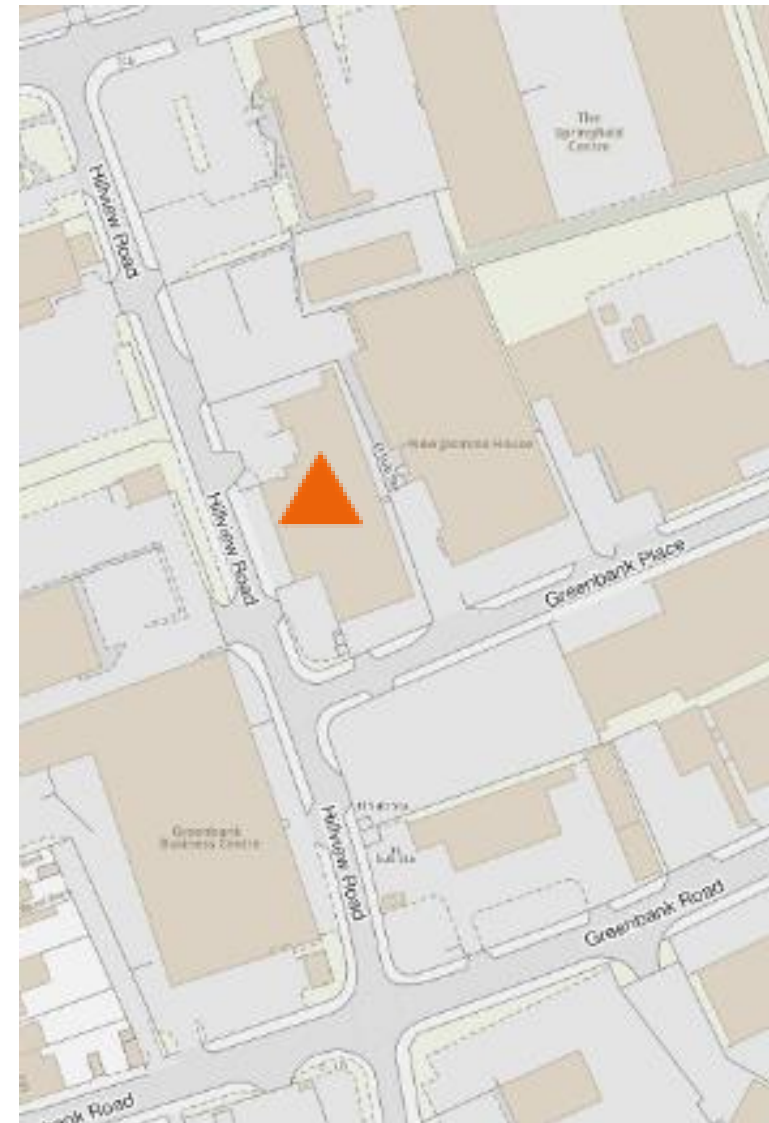
## **LEASE TERMS**

The subjects are to be let on full repairing and insuring terms for a period of negotiable length.

Any medium to long terms lease durations will be subject to upward only rent review provisions.

## **EPC**

EPC rating of E. Further information can be provided upon request.





**ACCOMMODATION**

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Print workshop & stores	996.10	10,722
Office Unit	132.68	1,438
<b>Total</b>	<b>1,128.78</b>	<b>12,160</b>

**RENT**

£50,000 Per Annum

**RATEABLE VALUE**

The Former print workshop and stores are entered into the Valuation Roll at Rateable Values of £83,000 and £3,600. Whilst the office is entered into the Valuation Roll at a Rateable Value of £9,400. An incoming occupier would have the opportunity to appeal the Rateable Value.

**VAT**

All prices, rents, etc are quoted exclusive of VAT.

**LEGAL COSTS**

Each party will be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any Registration Dues, LBTT etc where applicable.

The cost of obtaining the ground lease holders consent shall be split equally between both parties



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
Clark Geddes, clark.geddes@shepherd.co.uk

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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