

**VIDEO
TOUR**
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INDUSTRIAL UNIT

- > AREA - 373.40 SQM
(4,019SQFT)
- > RENTAL - £20,500 PER
ANNUM
- > SHORT DISTANCE FROM
ABERDEEN CITY CENTRE
- > WITHIN ESTABLISHED
INDUSTRIAL LOCATION



TO LET

WORKSHOP BELOW UNIT 1/2 HILLVIEW ROAD, EAST TULLOS INDUSTRIAL ESTATE, ABERDEEN, AB12 3HB

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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 subjects comprises an open plan workshop with ancillary office accommodation. The workshop has a solid concrete floor, painted blockwork walls and strip lights. The office areas are carpeted, with painted and plasterboard lined walls and ceilings. Lighting is by way of mounted fluorescent lighting.

ACCOMMODATION

The property has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition and provides the following areas.

ACCOMMODATION	FT ²	M ²
Workshop	4,019	373.40

EPC

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

RENT

A rental of £20,000pa is sought.

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.

RATEABLE VALUE

The Rateable Value is shown on the Scottish Assessors' website as £21,000pa.

A qualifying occupier may be entitled to 100% rates relief via the small business bonus scheme.

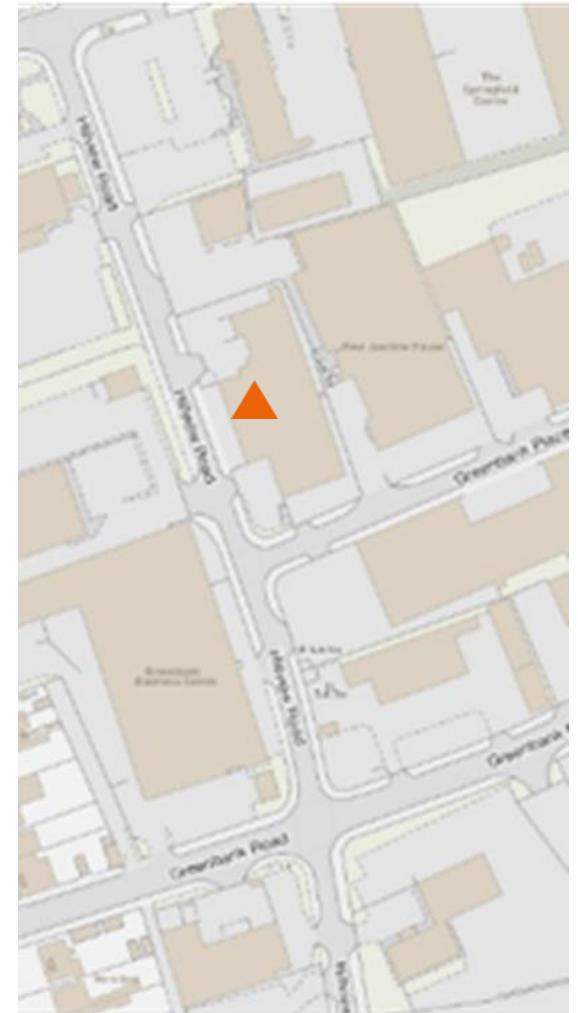
VAT

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 joint agents.

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Shepherd Chartered Surveyors, 35 Queens Road, Aberdeen, 01224 202 800

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