

REDUCED RENT

## DETACHED OFFICE AND WAREHOUSE

- > SITUATED WITHIN ABERDEEN INNOVATION PARK
- > OFFICE – 497 SQM (5,348 SQ. FT)
- > WAREHOUSE – 148 SQM (1,594 SQ. FT)
- > POTENTIAL TO CONVERT OFFICE SPACE TO ADDITIONAL WAREHOUSE ACCOMMODATION

TO LET

**UNIT 1B, CAMPUS 3, ABERDEEN INNOVATION PARK, BALGOWNIE ROAD, ABERDEEN, AB22 8GW**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)





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#### ACCOMMODATION

	SqM	SqFt
Office	497	5,348
Warehouse	148	1,594
<b>TOTAL</b>	<b>645</b>	<b>6,942</b>

The foregoing areas have been calculated on a Gross Internal Area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

#### RENTAL

Offers in excess of £50,000 per annum exclusive of VAT are sought.

#### LEASE TERMS

Our clients are seeking to lease the subjects for a medium to long term. Any Medium to Long term lease lengths will incorporate upward only rent reviews.

#### RATING

The subjects are currently entered into the Valuation Roll as a workshop at a Rateable Value of £47,750.

An ingoing occupier will have the ability to appeal this figure.

#### VAT

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

#### ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of G.

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

#### ENTRY DATE

Upon conclusion of legal missives.

#### LEGAL COSTS

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues.



**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](mailto:mark.mcqueen@shepherd.co.uk)

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