



PART LET INDUSTRIAL INVESTMENT

- > OFFERS INVITED
- > SIZE – 1,877.62 SQM (20,210 SQFT)
- > SITE AREA 0.68 ACRES
- > WITHIN POPULAR INDUSTRIAL ESTATE
- > SUBJECT TO GROUND LEASE

FOR SALE

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

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DESCRIPTION

he subjects comprise a series of workshop buildings with secure yard provisions for each constituent part, plus car parking.

Unit 1/2

In Unit 1/2 the workshop is laid out predominantly open plan with a painted solid concrete floor and painted blockwork walls. To the front there is a reception area which has a laminate covered floors and painted plasterboard lined walls and ceilings. Adjacent to the reception is a meeting room, with a carpeted floor and recessed lighting. This unit also accommodates a W.C facility.

Workshop below Unit 1/2

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

Former MSK Unit:

The accommodation is laid out to provide 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



Print Workshop

Internally, this section is laid out predominantly on open plan, providing a print workshop. The main area has 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.



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:

	m ²	ft ²
Unit 1/2	375.44	4,041
Workshop below 1/2	373.40	4,019
Former MSK Unit	132.68	1,438
Print Workshop inc additional store	996.10	10,722
TOTAL	1,877.62	20,210

RENTAL INCOME

There is currently an occupational lease in place which are as follows:

> Unit 1/2 - Aberdeen Audio Visual - £10,800pa

Lease documentation can be provided to interested parties upon request.

GROUND LEASE

The site is subject to a ground lease which was granted on the 30th September 1970 for a period of 99 years. There is an outstanding rent review from 15th May 2016 and 15th May 2021 however the proposed rental for the 2016 review is £19,750pa.

PRICE

Offers invited.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The subjects have the following EPC Ratings:

- Unit 1/2 - D
- Workshop below 1/2 - D
- Former MSK Unit - E
- Print Workshop - D
- Additional Store - G

Further information can be provided upon request.

RATING

The subjects are entered in the Valuation Roll at the following Rateable Values:

Area	Rateable Value
Unit 1/2	£18,750
Workshop below 1/2	£21,000
Former MSK Unit	£9,400
Print Workshop	£83,000
Additional Store	£3,600
Car Parking Spaces	£750

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

ENTRY DATE

Upon conclusion of legal missives.

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

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