

# TWO STOREY OFFICES AND INDUSTRIAL UNIT TO LET



**UNIT 6 LOGMAN CENTRE  
EAST TULLOS  
ABERDEEN AB12 3BG**

## LOCATION

The premises are situated on the North side of Greenbank Crescent, East Tullos, on the South-East side of the city. East Tullos is one of Aberdeen's principal industrial estates, being situated only one mile from the Harbour and City Centre yet affording easy access to the A90 trunk road to the South.

Aberdeen is Scotland's third city with a population in the region of 215,000, a total catchment of 500,000 and is one of the most prosperous regions in the UK.

The exact location of the unit is shown on the attached plan for identification purposes only.

## DESCRIPTION

The premises comprise a modern end-terraced warehouse/workshop unit of steel portal frame construction with concrete block infill walls, clad externally with PVC coated profile metal sheeting. The insulated pitched roof is likewise clad and incorporates fibreglass roof lights. There is a screeded reinforced concrete floor, painted blockwork walls, approximate eaves height of 6 metres and electrically operated steel roller shutter door. Lighting is from sodium spotlights.

To the front of the unit two storey offices have been provided which are carpeted, heated and lit.

Car parking is provided to the front of the offices with loading and unloading to the industrial unit via a shared access roadway.

## ACCOMMODATION

The following accommodation is provided, measured on a gross internal basis:

	Gross Internal Area
<b>A. Offices</b>	
<b>Ground Floor</b>	
Open plan office, male and female toilets, kitchenette	110.55m <sup>2</sup> (1,190 sq ft)
<b>First Floor</b>	
Open plan office, male and female toilets, kitchenette	110.55m <sup>2</sup> (1,190 sq ft)
<b>B. Industrial Unit</b>	
<b>Ground Floor</b>	
Warehouse/workshop, office, toilet, additional offices/spaces	205.15m <sup>2</sup> (2,219 sq ft)
<b>Mezzanine</b>	
Storage	85.19m <sup>2</sup> (917 sq ft)
<b>TOTAL</b>	<b>512.44m<sup>2</sup> (5,516 sq ft)</b>

## SERVICES

Mains water, drainage and three phase power are installed. Heating to the offices is by electric wall mounted panels.

## RATING ASSESSMENT

Rateable Value - £26,000

The uniform business rate for the year 2015/2016 is 48p in the £.



## LEASE TERMS

The property is offered on a new full repairing and insuring lease for a minimum period of 5 years incorporating third year review.

## RENTAL

£55,000 per annum, exclusive.

## V.A.T.

All figures quoted are exclusive of Value Added Tax.

## ENTRY

Immediately upon completion of legal formalities.

## EPC

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.