

SELF CONTAINED OFFICE SUITE TO LET WITH CAR PARKING



**SUITE 4, INTERNATIONAL BASE,
GREENWELL ROAD, EAST TULLOS,
ABERDEEN, AB12 3AX**

LOCATION

International Base is situated within the East Tullos Industrial Estate, a popular industrial / business location lying less than 1.5 miles from Aberdeen City Centre and Harbour.

Aberdeen is Scotland's third city with a population of 215,000 and known as the oil capital of Europe with one of the most dynamic economies in the UK.

There are many major oil and service companies located nearby and the exact location is shown on the attached plan for identification purposes only.

DESCRIPTION

International Base comprises an office and workshop complex situated around a large central car parking area. The office suite is situated within a two-storey detached prominent office block fronting Greenwell Road.

Internally, the office suite has been completely refurbished and has carpeted concrete floors, papered and painted plasterboard lined walls and electric storage heating. There are UPVC double glazed windows throughout.

ACCOMMODATION

The following accommodation is available measured on a gross internal basis:-

Gross Internal Area

Suite 4 (First Floor)

6 private offices, large central reception area,
store room, tea prep area,
male and female toilets

TOTAL **129.58m² (1,395 sq ft)**

CAR PARKING

3 exclusive car parking spaces are allocated within the car park on site.

RATING ASSESSMENT

The property is entered in the valuation as follows:

Net & Rateable Value - £15,500

An appeal has been lodged.

The Uniform Business Rate for the year 2017/2018 is 46.6p in the £

This property may qualify for 25% relief under The Small Bonus Scheme.

LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease for a period to be negotiated incorporating periodic rent reviews.



RENTAL

£14,000 per annum exclusive – reduced to £10,000 per annum.

VAT

All figures quoted are exclusive of Value Added Tax.

ENTRY

On completion of legal formalities.

EPC

The property has an Energy Performance Rating of G.

LEGAL COSTS

Each party will be responsible for their own legal expenses in connecting with the assignation of the lease with the ingoing tenant liable for LBTT and registration dues.

OFFERS AND VIEWINGS

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