

REFURBISHED OFFICE SUITE WITH CAR PARKING TO LET



**SUITE 7, 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.

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

Aberdeen is Scotland's third city and boasts one of the most prosperous economies within the UK.

DESCRIPTION

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

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

ACCOMMODATION

The following suite has been measured on a gross internal basis:-

Gross Internal Area

Ground Floor

5 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 will be allocated within the on site car park.

RATING ASSESSMENT

The property is entered in the valuation as follows:

Net & Rateable Value - £16,000

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

An appeal has been lodged.

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

£16,500 per annum exclusive – reduced to £10,000 per annum.

VAT

All rents quoted are exclusive of Value Added Tax.

ENTRY

On completion of legal formalities.

EPC

The property has an EPC rating of G. Further details are available on request.

LEGAL COSTS

Each party will bear their own legal expenses, with the ingoing tenant responsible for LBTT and registration dues in the normal manner.

OFFERS AND VIEWINGS

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