

WORKSHOP & OFFICES TO LET



**UNIT 1, THE SPRINGFIELD CENTRE
GREENWELL ROAD, EAST TULLOS
INDUSTRIAL ESTATE
ABERDEEN, AB12 3AX**

LOCATION

The property is located on the south side of Greenwell Road some 182 metres (200 yards) east of Wellington Road, the main arterial route leading south from the city centre and harbour which lies 2 miles to the north.

Aberdeen is Scotland's third city known as the oil capital of Europe and boasts one of the most dynamic economies within the UK.

The site is as shown on the plan opposite for identification purposes only.

DESCRIPTION

The property comprises an end terraced industrial unit within a development of 6 units of steel portal frame construction with concrete block dado wall, roughcast externally and clad with PVC coated metal sheeting above. The floor is concrete.

ACCOMMODATION

The following accommodation is provided:-

	Gross Internal Area
Office, bothy, male and female toilets, warehouse / workshop	742.27m ² (7,989 sq ft)
Mezzanine storage	34.67m ² (373 sq ft)
Total	776.94m² (8,362 sq ft)

An exclusive forecourt / parking area is provided to the front of the unit.

SERVICES

All mains services are installed (3-phase power).

Heating is provided to the warehouse by gas-fired industrial blower.

RATING ASSESSMENT

The property is entered in the current valuation roll as follows:

Net & Rateable Value - £58,500

The Uniform Business Rate for 2017 / 2018 is 49.2p in the £.

Any ingoing tenant will have a right of appeal.

LEASE TERMS

The property is offered on a new full repairing and insuring lease subject to a schedule of condition for a period to be negotiated. The landlord will be responsible for maintaining the property in a wind and watertight condition.

RENTAL

£60,000 per annum, exclusive.

VAT

All figures quoted are exclusive of Value Added Tax.

ENTRY

On completion of legal formalities.



EPC

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

OFFERS & VIEWING

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

CONTACT

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