

WAREHOUSE / WORKSHOP TO LET



**UNIT 6 INTERNATIONAL BASE,
GREENWELL ROAD, EAST TULLOS,
ABERDEEN, AB12 3AX**

LOCATION

The 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 in the region of 215,000, catchment of 500,000 and is one of the most prosperous regions in the UK.

There are many oil and service companies located nearby and the location is shown on the Aberdeen Street Plan opposite.

DESCRIPTION

The International Base comprises an office and workshop complex situated around a large central car parking area.

Unit 6 forms part of the rear terrace of units and is of steel portal frame construction with mostly full height concrete block walls, dry dash rendered externally at lower level with plastisol coated pressed steel cladding above. The pitched roof is clad with double skin cement fibre sheeting and incorporates roof lights. There is a screeded reinforced concrete slab floor, fluorescent strip lighting, manual steel roller shutter vehicular access door and an eaves height of 5.5 metres.

There are also two offices and a toilet within the warehouse area and a rough tarmac/hardcore surfaced yard/parking area is situated to the front of the unit.

ACCOMMODATION

The following accommodation is provided:-

	Gross Internal Area
Ground Floor	
2 offices, toilet, kitchenette	266.6m ² (2,870 sq ft)
TOTAL	266.6m² (2,870 sq ft)
Storage Yard	150.5m ² (180 sq yds)

RATING ASSESSMENT

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

Net & Rateable Value - £19,000

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

Any ingoing tenant will have a right of appeal.

LEASE TERMS

The unit is available on a new Full Repairing and Insuring lease for a period to be agreed incorporating periodic rent reviews.

EPC

This property has an Energy Performance Certificate Rating of E. Further details are available on request.



RENTAL

£18,000 per annum exclusive.

V.A.T.

All figures quoted are exclusive of Value Added Tax.

ENTRY

Immediately upon completion of legal formalities.

LEGAL COSTS

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

OFFERS & VIEWING

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