

REFURBISHED OFFICE SUITE TO LET



**SUITE 8, 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 known as the oil capital of Europe and boasts one of the most dynamic economies within 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 features 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

8 private offices, large central reception area,
4 store rooms, tea prep area, male and female toilets **196.10 m² (2,111 ft²)**

CAR PARKING

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

RATING ASSESSMENT

The property is entered in the valuation as follows:

Net & Rateable Value – £23,500.

An appeal has been lodged.

The Uniform Business Rate for 2018 / 2019 is 48.4p in the £.

LEASE TERMS

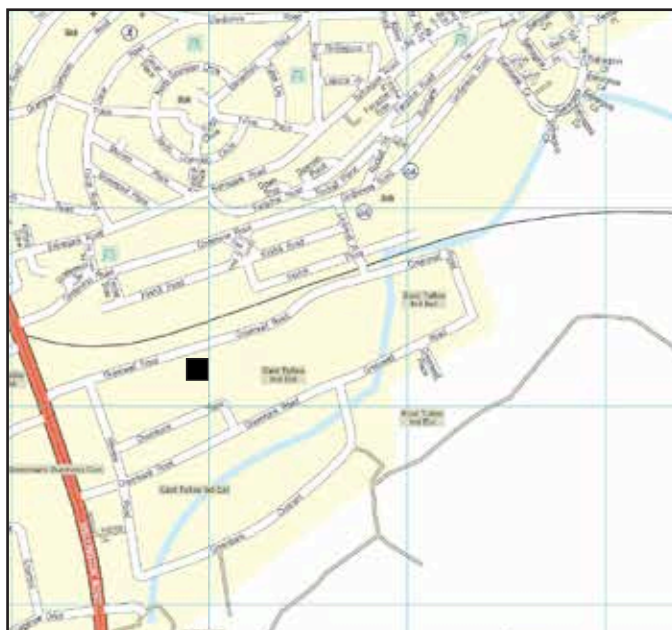
The property is offered on a new Full Repairing and Insuring lease for a period to be negotiated.

RENTAL

£18,000 per annum

VAT

All rents quoted are exclusive of Value Added Tax.



ENTRY

On completion of legal formalities.

EPC

This property has an Energy Performance Rating of G. Further details on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation of the lease with the incoming tenant liable 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.