

# WAREHOUSE / WORKSHOP & OFFICES TO LET



**9 PITTODRIE PLACE  
ABERDEEN, AB24 5QN**

## LOCATION

The property is located on the north side of Pittodrie Place at the junction with Linksfield Place within a mixed use area approximately 1 mile north of Union Street, Aberdeen's principal shopping thoroughfare.

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

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

## DESCRIPTION

The property comprises a single storey industrial building of concrete block construction harled externally with a pitched metal truss roof clad in double skin cement and light profile steel sheeting. Externally there is a small tarmac surfaced area to the front of the property which provides parking for 1-2 vehicles.

## ACCOMMODATION

The accommodation is as follows:

### Ground Floor

Office, staffroom, male & female toilets, storage, main workshop/warehouse 233.53m<sup>2</sup> (2,514 sq ft)

### First Floor

2 offices, storage 31.2m<sup>2</sup> (336 sq ft)  
 Mezzanine storage 21.0m<sup>2</sup> (226 sq ft)

**Total** **285.73m<sup>2</sup> (3,076 sq ft)**

## SERVICES

All main services are installed. Gas fired central heating is provided to the offices.

## RATING ASSESSMENT

The property is entered in the valuation roll as follows:

Rateable Value - £12,000.

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

The property may qualify for a 100% reduction under the Small Business Bonus Scheme.

## LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease (subject to a Schedule of Condition) for a period of 5 years.



## RENTAL

£20,000 per annum exclusive.

## VAT

The property is not elected for VAT.

## EPC

The energy performance rating for this building is G.

## ENTRY

On completion of legal formalities.

## LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant responsible for LBTT and registration dues incurred in the transaction.

## OFFERS & VIEWING

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