

OFFICE, TRAINING ROOM & WAREHOUSE TO LET



**UNIT 1, BURNBANK BUSINESS CENTRE,
SOUTERHEAD ROAD, ALTENS,
ABERDEEN AB12 3LF**

LOCATION

The property is located within the Altens Industrial Estate, Aberdeen's premier industrial location some 3 miles south of the City Centre and Harbour.

Major companies established within the estate are Shell UK, Weatherford, Swire Group and Maersk Oil and Gas.

Aberdeen is Scotland's third city with a population in the region of 215,000, a total catchment of 500,000 and is one of the most prosperous regions in the UK.

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

DESCRIPTION

The property comprises an end terrace single storey industrial building of steel portal frame construction with concrete block walls, roughcast externally with a pitched and corrugated covered roof.

Internally the property has been finished to an extremely high standard providing the following accommodation:-

Gross Internal Area

Ground Floor

Reception, training rooms, offices, staff/kitchen area, male & female toilets	130.85m ² (1,408 sq ft)
Warehouse/Workshop	61.29m ² (660 sq ft)
TOTAL	192.14m² (2,068) sq ft

SERVICES

Mains water and electricity are installed. Heating to the office area is by electric panels.

RATING ASSESSMENT

The property is entered in the valuation roll as follows:

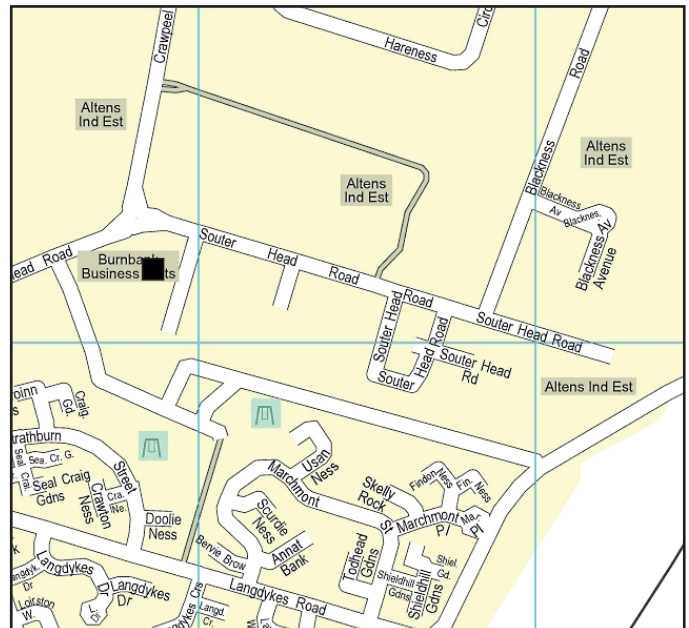
Net & Rateable Value - £20,500.

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

An appeal has been lodged.

LEASE TERMS

The property is held on a full repairing and insuring lease (subject to a Schedule of Condition) until 17th May 2021 at a rental of £18,000 per annum payable monthly in advance. Our clients are seeking to assign or sublease their interest.



VAT

All figures quoted are exclusive of Value Added Tax.

EPC

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

LEGAL COSTS

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

OFFERS & VIEWINGS

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