

INDUSTRIAL UNIT WITH YARD AND OFFICE **TO LET**



**SILVERBURN PLACE
BRIDGE OF DON
ABERDEEN, AB23 8EG**

LOCATION

The property is located within a development on the east side of Silverburn Place within the popular and established Bridge of Don Industrial Estate situated some 4 miles north of Aberdeen city centre.

Aberdeen is Scotland's third city known as the oil capital of Europe and boasts one of the most prosperous regions in the UK.

The exact location of the units is noted on the attached plan for identification purposes only.

DESCRIPTION

The property comprises an end terrace unit of steel portal frame construction with concrete block walls, harled externally and a pitched roof clad in double skin cement fibre sheeting incorporating roof lights. The floor is concrete.

There is also a single storey office building of concrete block construction harled externally with a flat mineral covered roof.

ACCOMMODATION

The following accommodation is provided:

	Gross Internal Area
Unit 1	
Ground Floor	
2 offices, bothy, kitchen, storage, male & female toilets, warehouse/workshop	425.54 m ² (4,581 sq ft)
Mezzanine Floor	
Storage	81.70 m ² (870 sq ft)
Total	507.24 m² (5,451 sq ft)
Unit 4	
Ground Floor	
General office, 2 individual offices, staffroom with kitchen, male & female toilets, storage	164.90 m ² (1,775 sq ft)

EXTERNAL YARD

Car parking is provided to the front of each unit with additional loading/unloading and storage yard provided to Unit 1 extending to 788 m² (942 sq yds).

SERVICES

Mains electricity, water, gas and drainage are installed. Heating is a mixture of gas fired industrial blowers and electric panels.

RATING ASSESSMENT

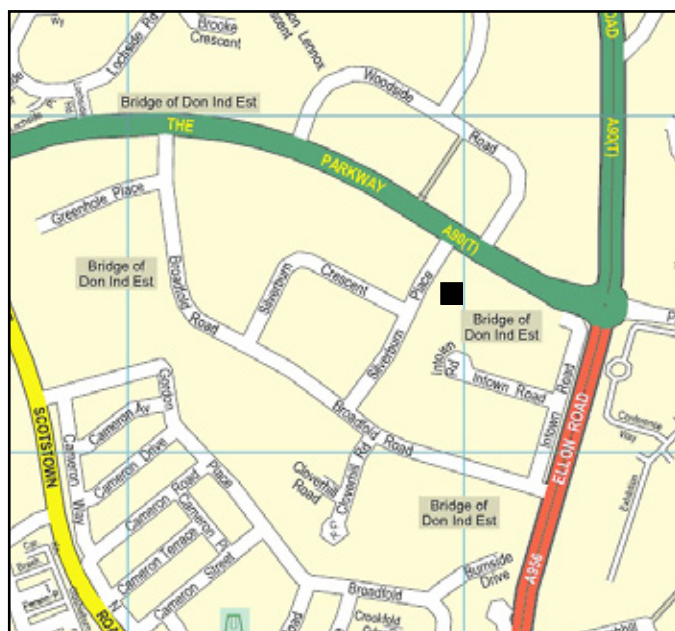
The property is entered in the current Valuation roll as follows:-

Unit 1 - £31,000 Net & Rateable Value.

Unit 4 - £20,500 Net & Rateable Value.

An appeal has been lodged.

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



LEASE TERMS

The property is offered individually or together on new full repairing and insuring leases for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTALS

Unit 1 - £35,000 per annum including yard.

Unit 4 - £15,000 per annum.

VAT

All figures quoted are exclusive of Value Added Tax.

ENTRY

Immediately upon completion of legal formalities.

EPC

The property has an EPC rating of D.

Further details are available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease 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.