

MODERN OFFICE BUILDING WITH CAR PARKING TO LET



**CRAIGSHAW ROAD
WEST TULLOS INDUSTRIAL ESTATE
ABERDEEN, AB12 3AR**

LOCATION

The property occupies a prominent site on the north side of Craigshaw Road close to the junction with Wellington Road, one of the main arterial routes leading from the city centre to the south.

The city centre is only some 2 miles north and the site is as shown on the attached plan for identification purposes only.

Aberdeen is Scotland's third city, known as the Oil Capital of Europe and benefits from one of the most dynamic economies within the UK.

DESCRIPTION

The property comprises a 2 storey office building of steel portal frame construction with smoked glass external cladding.

ACCOMMODATION

The following accommodation is provided:

Ground Floor

Entrance, reception, 5 individual offices, open plan office, kitchenette, server room, male and female toilets, storage

Net Internal Area

131.64m² (1,417 sq ft)

Landscaped breakout area

40.88m² (440 sq ft)

First Floor

Boardroom, 5 individual offices, kitchen, open plan office, male and female toilet, shower room, storage

171.22m² (1,843 sq ft)

TOTAL

343.74m² (3,700 sq ft)

SERVICES

Mains electricity, water, gas and drainage are installed. Heating is by a gas fired central heating system.

CAR PARKING

A minimum of 12 car parking spaces are provided to the front of the building finished in tarmac.

RATING ASSESSMENT

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

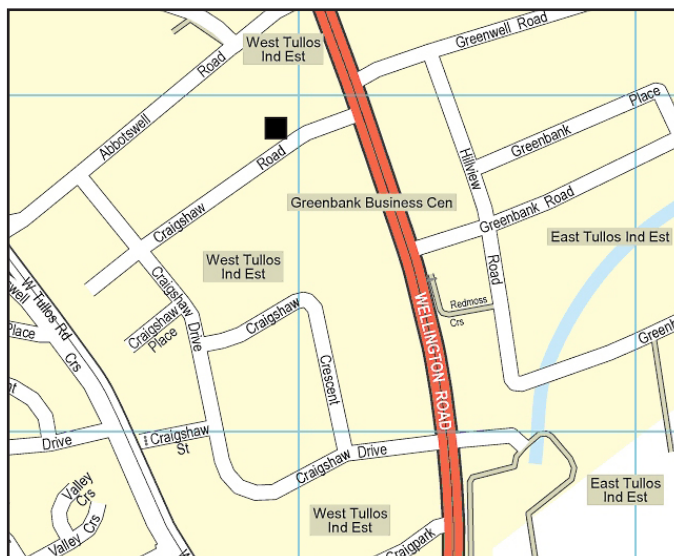
Net & Rateable Value Ground Floor – £17,750.

Net & Rateable Value First Floor – £24,500.

The Uniform Business Rate for 2019 / 2020 is 49p in the £.

LEASE TERMS

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



RENTAL

£37,000 per annum, exclusive.

VAT

All figures quoted are exclusive of VAT.

EPC

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

ENTRY

On completion of legal formalities.

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 agent who will also make arrangements to view.