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01224 588866

25 Albyn Place, ABERDEEN AB10 1YL

**FOR SALE**  
**INDUSTRIAL UNIT WITH OFFICE &**  
**STORAGE ACCOMODATION**



**UNIT 6A**  
**RAIK ROAD**  
**ABERDEEN**  
**AB11 5QL**

Viewing is strictly by arrangement  
with the sole selling agent.

Floor space:  
**334.91 sq m (3,597 sq ft)**

Contact:  
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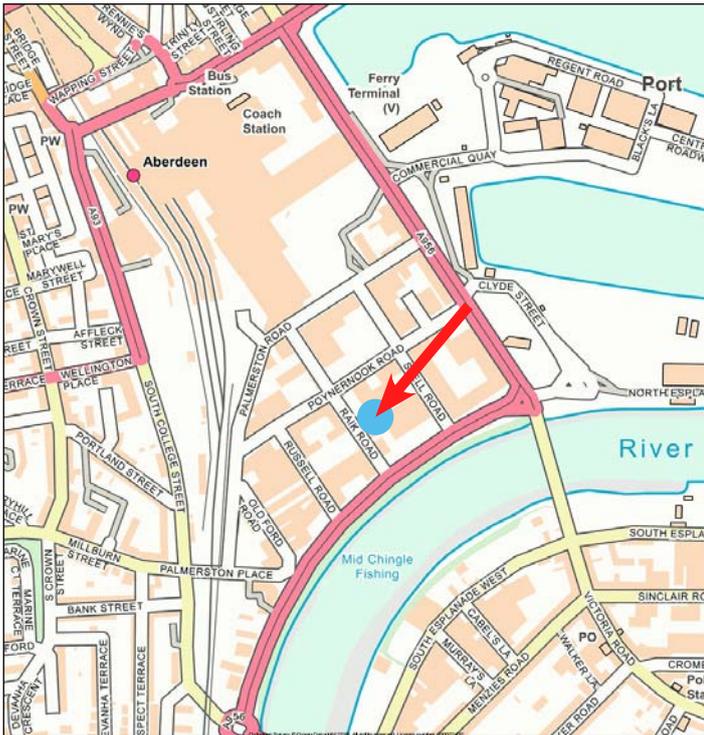
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020 7436 1212

Manchester  
0161 249 9778



**Location:**

The property is located on Raik Road within the harbour area of Aberdeen in the heart of one of the oldest industrial locations in Aberdeen.

Union Square - Aberdeen's prime shopping centre - is situated nearby and offers an array of retailers including Apple, Boots, Next and M&S.

Other occupiers in close vicinity include: Enquest, Petrofac, The Tyre Warehouse, Kwik Fit and Specialist Valve Services Limited.

The location of the subjects is shown on the plan above.

**Description:**

The subject comprises a two-storey industrial unit of blockwork construction, beneath a pitched roof.

The ground floor predominantly comprises workshop and storage space, finished to a basic standard.

The first floor contains office space to the front of the building along with WC and kitchen facilities. The rear of the building benefits from both workshop and storage space. Additional first floor office accommodation is available and is accessed separately from the ground floor.

The offices are carpeted throughout and the workshop space is solid concrete. Natural light is provided to both floors by way of single glazed windows whilst artificial light is provided via strip bay fluorescent lighting.

Vehicular access is provided by way of a steel roller shutter door and customer access via a pedestrian doorway, both to the front of the premises.

**Accommodation:**

The following approximate gross internal areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition):

<b>Warehouse</b>	272 sq m	(2,932 sq ft)
<b>Office</b>	62 sq m	(664 sq ft)
<b>Total</b>	<b>334 sq m</b>	<b>(3,596 sq ft)</b>

**Price:**

Available upon application.

**Ground Lease:**

The subjects are currently held on a ground lease to Aberdeen Harbour Board, details below:

£2,367 per annum, expiring at 28/05/2044.

**Energy Performance Certificate (EPC):**

The subjects have an EPC rating of E.

A copy of the EPC and the Recommendation Report can be provided upon request.

**Rateable Value:**

We are advised that the subjects are currently entered in the Valuation Roll from 1 April 2017 as follows:

NAV/RV                    £13,500

**VAT:**

All monies under the lease will be VAT chargeable at the standard rate.

**Legal Costs:**

Each party will be liable for their own legal costs incurred during the transaction. As is normal, the ingoing tenant will be liable for any LBTT and registration dues, where applicable.

**Viewing:**

To arrange a viewing or for further information, please contact:

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Aberdeen  
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