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01224 588866

25 Albyn Place, ABERDEEN AB10 1YL

TO LET

MODERN INDUSTRIAL UNIT WITH OFFICES & SECURE YARD

UNIT A
CRAIGSHAW ROAD
WEST TULLOS INDUSTRIAL ESTATE
ABERDEEN
AB12 3AR

Viewing is strictly by
arrangement arrangement
with the sole letting agent.

Floor space:
1,338 sq m (14,406 sq ft)

Contact:
Paul Richardson
Daniel Stalker

Telephone:
01224 588866

paul.richardson@ryden.co.uk
daniel.stalker@ryden.co.uk

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
0207 436 1212

Manchester
0161 249 9778



Location:

The subjects are located on the north side of Craigshaw Road, in close proximity to its junction with Wellington Road within West Tullos Industrial Estate. West Tullos is recognised as one of Aberdeen’s longest established industrial locations situated approximately 5 kilometres to the south of Aberdeen city centre. Craigshaw Road is accessed directly from Wellington Road, which is the main arterial route linking Aberdeen city centre and the harbour to the A90 trunk road.

West Tullos Industrial Estate has attracted a wide range of commercial and business occupiers; there are industrial, office and car showroom buildings within the Estate. Notable companies include; John Menzies Distribution, Specialist Cars, Arnold Clark, STV, Wood Group PSN and Petrofac Training.

An extract from the OS sheet and City Street Plan is provided illustrating the exact location of the premises.

Description:

The subjects comprise of a detached steel portal frame industrial unit with a tarmac surfaced car park to the front (south) and a concrete yard to the rear (north). The building is estimated to be 20-25 years old.

The subjects are constructed of concrete infill dado walls with profile metal sheeting above a solid concrete floor under a pitched profiled steel sheet roof with translucent panels providing natural light.

Internally, the building has been sub-divided to provide a concrete floored warehouse unit with a wallhead height of approximately 6.93m and two floors of office accommodation to the front of the building. A small section of the office block is single storey in height with a timber floored mezzanine storage area above, which can be accessed from the first floor office accommodation and from a metal stair in the warehouse. Heating is provided in the warehouse by heaters mounted on steel portal columns and lighting is provided by way of ceiling suspended sodium lights. Within the warehouse there are 2 plasterboard lined structures, one of which is used as an office with trade counter, whilst the other is used as a workshop. Also, within the warehouse, there are two 5 tonne gantries.

Both floors of offices are arranged to provide cellular and open plan accommodation and are generally finished with painted or papered plasterboard lined walls, suspended plasterboard ceilings and carpeted flooring, although the lab areas have vinyl flooring. Heating is provided

by gas fired central heating radiators and lighting in the office areas is provided by the way of fluorescent panel lighting with that in the staff recreational areas provided by fluorescent strip lighting.

The office accommodation at ground floor level comprises of the main reception area, conference room, meeting room, laboratory and WC facilities. The first floor office accommodation, which consists of 5 offices, can be accessed from the ground floor via a stair, which is located between the meeting room and laboratories.

Externally, there is a tarmac surfaced car park to the front of the building providing approximately 10 spaces, and a concrete surfaced yard area to the rear suitable for external storage and servicing. The sole access to the site is located on the south corner of the site and is shared with the neighbouring property.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal floor areas derived: -

| | | |
|---|-------------------|-----------------------|
| Ground Floor Office Accommodation | 232 sq m | (2,495 sq ft) |
| First Floor Office Accommodation | 238 sq m | (2,560 sq ft) |
| Mezzanine Area | 66 sq m | (715 sq ft) |
| Warehouse, including Industrial Offices | 802 sq m | (8,636 sq ft) |
| TOTAL | 1,338 sq m | (14,606 sq ft) |
| Usable Yard Space | 642 sq m | (767 sq yds) |

Rating:

We understand that the subjects are listed in the current Valuation Roll, as follows:

NAV/RV £115,000

Please note that a new occupier has the right to appeal the rating assessment.

Lease Terms:

Our client’s are seeking to lease the premises on a full repairing and insuring basis for a period to be agreed. Any medium / long term lease will provide for upward only rent reviews at periodic intervals.

Energy Performance Certificate (EPC):

The premises have an EPC Rating of D.

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

Rent:

£120,000 per annum, exclusive of VAT.

VAT:

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of Value Added Tax (VAT). Any prospective tenant must satisfy themselves as to the incidence of VAT.

Legal Costs:

In accordance with normal practice, the ingoing tenant will be responsible for paying our client’s reasonable legal fees in connection with the lease preparation, as well as any LBTT and registration dues, if applicable.

Entry:

The subjects are available for entry from August 2018 onwards.

Viewing:

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

Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 588866

E-mail: paul.richardson@ryden.co.uk
daniel.stalker@ryden.co.uk

June 2018