



### UNIT 10 COMMERCE STREET, ABERDEEN, AB11 5BR



- IMMEDIATE VICINITY TO ABERDEEN HARBOUR
- RENTAL: £45,000 PA
- GIA: 588 SQ.M (6,329 SQ.FT)

#### VIEWING & FURTHER INFORMATION:

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#### LOCATION:

The property is located on Commerce Street close to its junction with Virginia Street and is just a short distance from Regent Quay and Waterloo Quay.

The unit is situated in the Harbour area of the city with a number of light industrial and trade counter occupiers in close proximity alongside more Harbour related users.

The Ordnance Survey extract overleaf is for identification purposes only.

#### DESCRIPTION:

The property comprises an industrial premises of steel portal frame construction. The floor is of solid concrete construction and the walls are brick and blocked to dado height with profiled metal cladding above. The roof over is pitched and clad in similar profiled metal sheeting.

Within the front right hand side of the property is ground and first floor office accommodation incorporating staff welfare facilities.

Internally, the warehouse has a concrete floor, brick block walls and double skin cladding above. There is a substantial steel mezzanine level with natural light provided by way of translucent roof panels and artificial lighting by way of hanging fluorescent strip lights.

The office areas have a timber carpeted floor, mainly paper and painted walls and suspended ceiling with recessed light fittings. Plentiful natural light is provided by windows at both ground and first floor levels.

Access is by way of a personnel door to the office and an electrical roller shutter door measuring 3.5 metres by 5 metres to the warehouse area.



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#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	422.82	4,551
Office Ground Floor	82.58	889
Office First Floor	82.58	889
<b>Total exc. Mezzanine</b>	<b>588</b>	<b>6,329</b>
Mezzanine Level	208	2,242

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

#### TERMS:

Our clients are seeking to lease the property on new Full Repairing and Insuring terms for a period of negotiable length. Any medium to long term lease durations will incorporate periodic upward only rent reviews.

#### RENT:

£45,000 per annum. As is standard practice this will be payable quarterly in advance.

#### RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £48,000.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value. The rates are currently under appeal.

#### ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of C.

Further information and a recommendation report is available to seriously interested parties on request.

#### VAT:

All rents, prices, premiums etc., are quoted exclusive of VAT.



#### LEGAL COSTS:

Each party will be responsible for their own legal expenses with the ingoing tenant being responsible for any LBTT and registration dues where applicable.

#### VIEWING:

For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors**  
35 Queens Road  
Aberdeen  
AB15 4ZN

**Publication Date: May 2018**  
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