

# TO LET



## **Unit 8 Whitemyres Business Centre, Whitemyres Avenue, Mastrick, Aberdeen AB16 6HQ**

*Terraced Industrial Unit, currently eligible for Small Business Rates Relief*

*69.35 sq. m (746 sq. ft)*

## Location

The property is located in Whitemyres Business Centre, within the well-established Whitemyres Industrial Estate, on the north side of the Lang Stracht, approximately 2.5 miles north west of Aberdeen City Centre. Aberdeen International Airport is located 5.5 miles north west and Aberdeen train and bus stations are located approximately 3 miles south east of the estate.

The property is well located within one of Aberdeen's central industrial locations and is surrounded by a mix of occupiers including various car showrooms.



## Description

The property is of steel mono-pitch frame construction, under a pitched profile metal clad roof. The property, post refurbishment, will benefit from having a WC, office accommodation and warehouse space. Vehicular access is provided via a manual roller shutter door to the front of the unit.

The warehouse features painted blockwork walls with a painted concrete floor and translucent panels above providing natural light within supplemented by warehouse lighting. The office to the front of the property features a wall mounted electric heater, painted plasterboard walls and carpet tiles.

Externally the property benefits from two exclusive car parking spaces. There is visitor parking on site too.

## Accommodation

We calculate the approximate gross internal floor area of the premises in the original state, post refurbishment as follows:-

Unit	Description	Sq M	Sq Ft
Unit 8	Warehouse	55.90	602
	Office / WC	13.45	144
	<b>Total</b>	<b>69.35</b>	<b>746</b>

## Lease Terms

The subjects are available as a whole on the basis of a new full repairing and insuring lease. Any medium / long term lease will provide for periodic rent reviews.

## Rent

Rent on application.

## Rateable Value

Unit 8 is currently entered into the Valuation Roll with a Rateable Value of £10,500. The proposed value expected to apply from 01 April 2023, as a result of the rating revaluation, is £9,200.

Unit 8 currently benefits from business rates relief which is available through the Small Business Bonus Scheme, subject to the occupier satisfying certain criteria.

## Service Charge

The tenant will be responsible for the payment of a Service Charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further details are available on request.

## Energy Performance Certificate

The subjects have an Energy Performance Certificate of D. Full documentation is available on request.



## Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

## VAT

All prices quoted in the schedule are exclusive of VAT.

## Entry

Unit 8 will be ready for occupation from April 2023.

## Contact

For further information, or to arrange a viewing, please contact Knight Frank or Graham + Sibbald:



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Particulars dated December 2022. Photographs dated July 2022.

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Office accommodation to front of property (indicative post refurbishment)



Warehouse (indicative post refurbishment)