

TO LET



Unit 12 Whitemyres Business Centre, Whitemyres Avenue, Mastrick, Aberdeen AB16 6HQ

Terraced Industrial Unit, currently eligible for Small Business Rates Relief

76.19 sq. m (820 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.

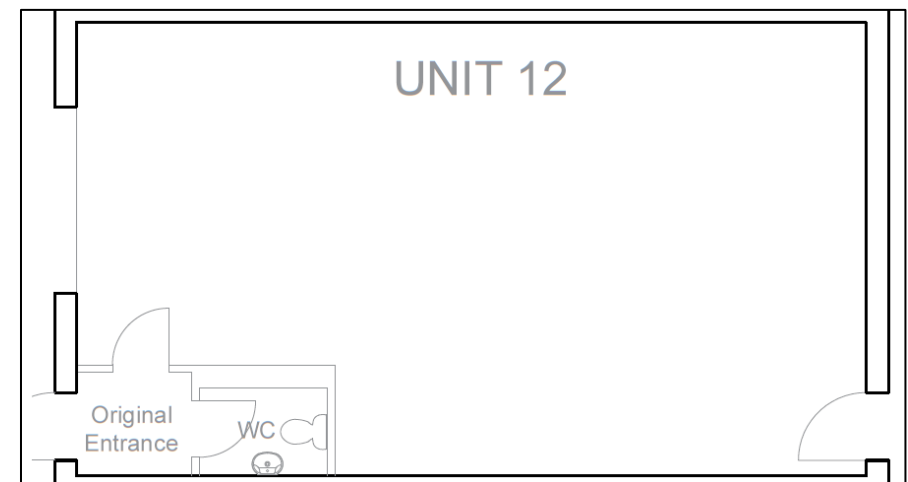
The property is well located within one of Aberdeen's central industrial locations and is surrounded by a mix of occupiers including various car showrooms.



Description

The property is of steel mono-pitch frame construction, off a concrete floor, with concrete block and profile metal sheet clad walls under a pitched profile metal clad roof. Translucent panels provide natural light, which is supplemented by high bay lighting. Vehicular access is provided via a manual roller shutter door to the front of the unit.

The property benefits from two dedicated car parking spaces, as well as visitor parking within the business centre.



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 12	Warehouse	76.19	820
	Total	76.19	820

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

The property is currently entered into the Valuation Roll with a Rateable Value of £8,800

It 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 12 will be ready immediately, following the conclusion of legal formalities.

Contact

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



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Particulars dated September 2023. Photographs dated July 2022 (internal) and September 2023 (external).

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