

TO LET

DETACHED WAREHOUSE WITH OFFICES AND YARD

 GRAHAM  
SIBBALD



CLOVERHILL ROAD, ABERDEEN, AB23 8FE

- Detached warehouses with offices and yard
- Area - 2,240.25 sq. m (24,114 sq. ft)
- Good transport links with close proximity to the AWPR
- Secure yard / parking
- Undergoing refurbishment
- Additional secure yard available if required.

## LOCATION

The subjects are located on the western side of Cloverhill Road, just off Broadfold Road, within the Bridge of Don Industrial Estate just 3 miles north of Aberdeen City Centre. The location benefits from being 500 metres from Ellon Road (A956) and 3.5 miles from the Aberdeen Western Peripheral Route (AWPR), thus has good transport links to all points north, south and west of Aberdeen. Surrounding occupiers include: Royal Mail Group, GS Hydro and SIG Distribution.

## DESCRIPTION

The subjects comprise a detached industrial unit, with a connected two storey office block. The warehouse is of steel portal frame construction with a concrete floor, insulated cladding roof and a brick dado walls. Internally, the warehouse is split into three bays, all with an eaves height of circa 5.0 metres and there are a total of four roller shutter doors providing vehicular access to the yard. Lighting is by way of high bay sodium lights and there are translucent panels providing natural light throughout the unit. Heating is provided via gas fired warm air blowers. There is a mezzanine currently in situ, a small trade counter, staff facilities and two floors of predominantly open plan offices.

Externally access to the site is from Cloverhill Rod and there is a secure yard surrounding the property, with parking provisions for approximately 30 vehicles.

There is a separate secure yard directly north of the site, extending to 0.42 hectares (1.14 acres), which is available if required.

## ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m	Sq. ft
Warehouse	1,391.58	14,979
Mezzanine	357.20	3,845
Warehouse Offices / Trade Counter	187.57	2,019
Office block	303.88	3,271
<b>Total</b>	<b>2,240.25</b>	<b>24,114</b>
*Yard and Parking	2,992.92	32,215

\* Additional yard space available

## RATING

The subjects are entered in the current Valuation Roll under varies entities: with a total Rateable Value of £145,000. The Uniform business rate for 2023/2024 is 52.4p in the £.

## RENTAL

£160,000 per annum, exc.



## LEASE TERMS

The property is available on a new Full Repairing and Insuring Lease for a period to be negotiated.

## VAT

All figures are exclusive of VAT.

## EPC

The subjects have a current EPC rating of G, we expect this to improve post refurbishment. Further details available on request.

## ENTRY

To be agreed, upon completion of formalities.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.





## VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents:



**Chris Ion**  
Partner  
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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: January 2024