



## TO LET - INDUSTRIAL

UNITS 1, SCOTSTOWN ROAD,  
BRIDGE OF DON, ABERDEEN,  
AB23 8HG

- CLOSE PROXIMITY TO THE A90 ABERDEEN RING ROAD
- SUITABLE FOR A VARIETY OF USES
- CURRENTLY FIT OUT FOR USE AS A GARAGE
- £40,000 PER ANNUM
- 489.03 SQM (5,264 SQFT)

## LOCATION

The property is located within a small industrial development on the east side of Scotstown Road, close to its junction with the Parkway within Bridge of Don Industrial Estate lying approximately 4 miles north of the City Centre.

The property benefits from its close proximity to two of Aberdeen's main arterial routes, the Parkway and Ellon Road, both forming part of the A90 Aberdeen Ring Road thereby providing rapid access to the main road infrastructure serving the city and beyond.

Occupiers within the vicinity include LSG Subsea, Kelly Communications and Bately's Cash & Carry.

## DESCRIPTION

The subjects comprise a single storey industrial unit providing workshop, ancillary office and staff facilities. The specification includes an insulated metal sheet roof with translucent panels, vehicular access door, concrete floor and an eaves height of 6.00m.

The subjects are currently fit out for use as a MOT and vehicle maintenance garage, however, would be suitable for a range of alternative uses.

## ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas:

### Ground Floor

Workshop, offices and staff facilities **489.03 sqm (5,264 sqft)**

The foregoing have been calculated on a Gross Internal Area basis in accordance with the current edition of the RICS Code of Measuring Practice.

## SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

## RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

£34,500

The draft rateable value, effective from 01 April 2023, is:

£28,250

The Uniform Business Rate for the year 2022/2023 is 49p in the £. Water and wastewater rates are also payable. The units will require to be reassessed if let separately.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

## RENT

We are seeking a rent of £40,000 per annum on our client's behalf.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## ENTRY

On conclusion of missives

## LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

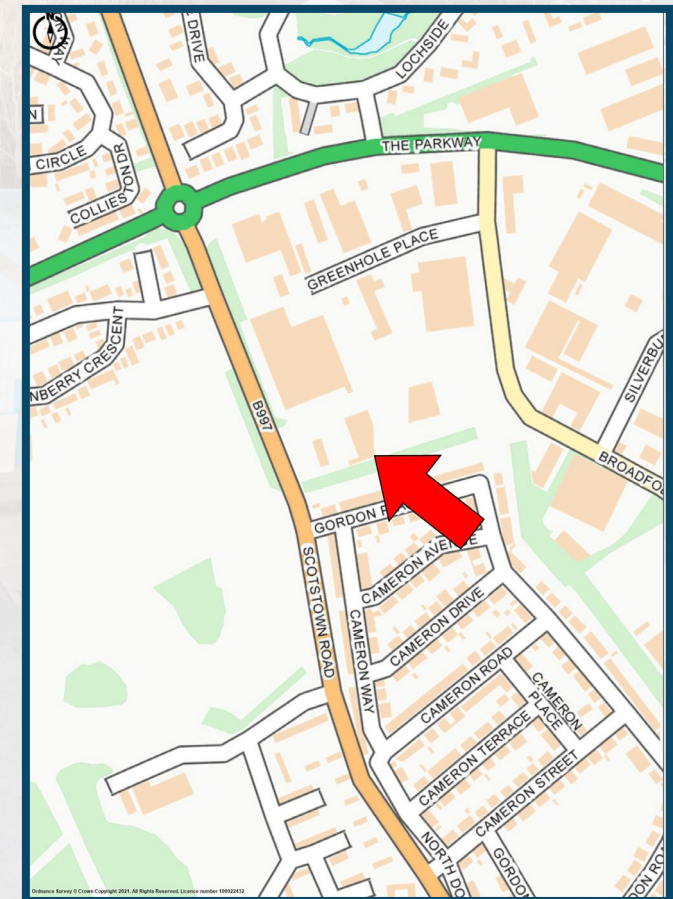
## OFFERS /VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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4-5 Union Terrace  
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