



**TO LET - OFFICES WITH  
WORKSHOP AND PARKING**

**CRAIGSHAW ROAD,  
ABERDEEN, AB12 3ZG**

- LOCATED WITHIN WEST TULLOS INDUSTRIAL ESTATE
- GROSS INTERNAL FLOOR AREA 587.55 SQ M (6,324 SQ FT)
- £20,000 PER ANNUM

## LOCATION

The property is located on the north side of Craigshaw Road within the long established West Tullos Industrial Estate, towards the south of Aberdeen City Centre. Surrounding properties are primarily utilised for industrial and car showroom purposes with nearby occupiers including Belmar Engineering Services Limited, Jump In and Paint Technic.

The exact location can be seen on the undernoted plan:-

## DESCRIPTION

The property comprises a single storey detached office building with workshop of pointed and brick/block construction. The roof over the office accommodation is flat and clad with profiled metal sheeting whilst the workshop includes a pitched roof over clad with cement fibre sheeting.

Internally, the workshop included unlined walls and ceiling, with UPVc double glazed windows and provides an eaves height of approximately 3.2m. Access is via a loading dock with double timber doors.

The office accommodation includes plasterboard lined walls and ceiling, with a concrete floor overlaid with carpet tiles. Natural light is provided via a number of UPVc double glazed windows and sky lights.

The subjects include a secure tar yard with car parking to the front accessed via double steel gates, together with a small concrete surfaced yard to the side of the workshop.

## ACCOMMODATION & FLOOR AREAS

The property provides the following accommodation measured on a gross internal basis, in accordance with RICS Code of Measuring Practice (6th Edition)

Offices etc.	393.44 sq m	(4,235 sq ft)
Workshop	194.11 sq m	(2,089 sq ft)
<b>Total</b>	<b>587.55 sq m</b>	<b>(6,324 sq ft)</b>

## RENT

Offers in the region of £45,000 per annum.

## PROPOSAL

The property is available to let on full repairing and insuring terms on flexible terms.

## RATING ASSESSMENT

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

£34,750

The Uniform Business Rates for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

## VAT

All rents quoted in this schedule are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of E. Full documentation is available on request.

## ENTRY

On conclusion of missives

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for payment of any LBTT and registration dues.

## OFFERS/VIEWING

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

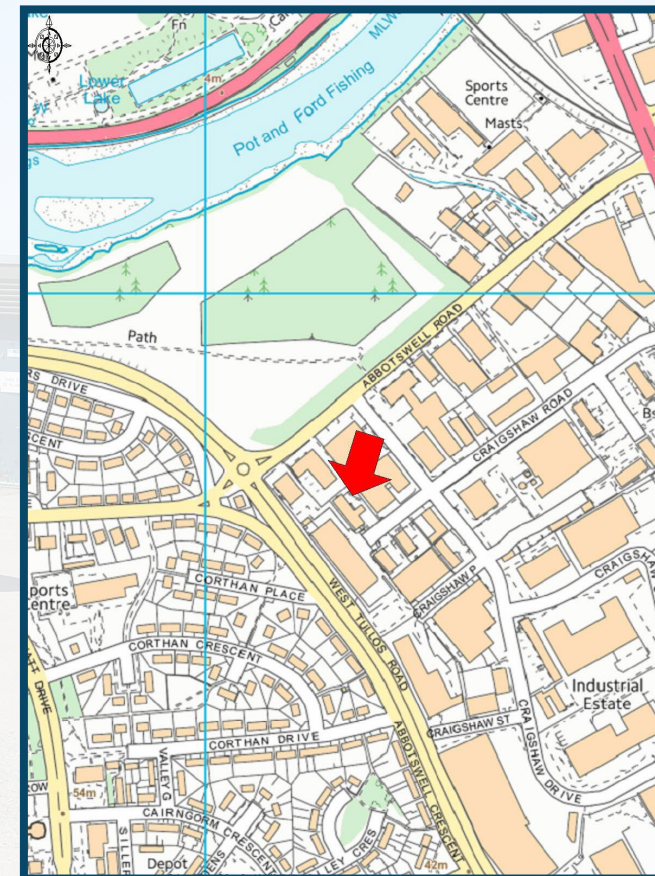
DM Hall LLP  
4-5 Union Terrace  
Aberdeen  
AB10 1NJ

Tel: 01224 594172

E-mail: ruari.macintyre@dmhall.co.uk  
stuart.johnston@dmhall.co.uk

Ref: ACA1616

Date of Publication: September 2023



## IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers to tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.