



TO LET | INDUSTRIAL

Units 1-7 Crombie Road | Aberdeen | AB11 9QP

- 7 individual industrial units
- From 511.34 sq m (5,504 sq ft) to 1,336.88 sq m (14,390 sq ft)
- Comprehensively refurbished
- Flexible lease terms available
- Close proximity to Aberdeen City Centre & the Port of Aberdeen



Location

The subjects are located a short distance to the immediate south of Aberdeen city centre, standing on the north side of Crombie Road and forming part of an established industrial area in very close proximity to the Port of Aberdeen.

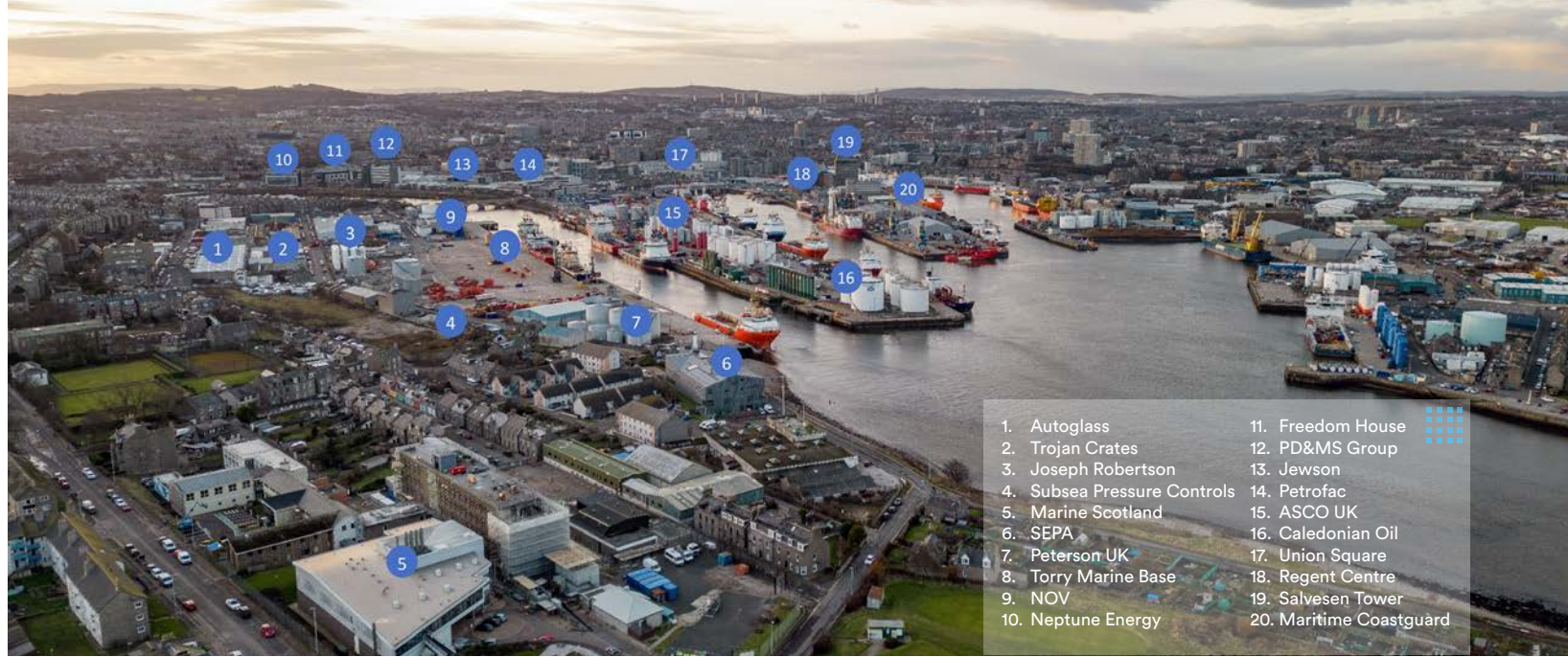
The location also benefits from good access onto the main trunk road network, most notably Wellington Road which links onto the Aberdeen Western Peripheral Route and A90 trunk road.

Description

The subjects comprise a terrace of 7 individual industrial units, each of which provide an internal eaves height of 5.6 metres. The buildings are constructed from a modern steel portal framework and have recently undergone a full programme of refurbishment, including;

- Replacement of all roof coverings and external cladding (to the front elevation)
- Replacement of all vehicle access doors
- Renewal of all external doors and windows
- Clearing, rodding and re-lining of all rainwater goods
- Internal redecoration of workshop flooring, walls and structural steelwork
- Refurbishment of internal offices/staff amenity blocks

Each unit includes office and staff toilet facilities, with a concrete forecourt located to the front for car parking.



Floor Areas

Unit	Area (sq m)	Area (sq ft)
1	1,336.88	14,390
2	569.59	6,130
3	571.41	6,151
4	581.28	6,257
5	520.06	5,598
6	511.34	5,504
7	Let to Autoglass	
Total	4,090.56	44,030

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

Each unit benefits from separate supplies of electricity (3 phase) and water. Although no heating is present in the workshop accommodation, background space heating is provided to the office and staff facilities via pressed steel radiators.



Rating

The subjects are entered into the Valuation Roll with Rateable Values and Draft Rateable Values as follows:

Unit	01 April 2017	01 April 2023
1	£92,000	£79,000
2 & 3	£78,000	£67,500
4	£41,500	£37,750
5, 6 & 7*	£88,000	£76,000

* Due to the letting of Unit 7, this entry will need to be reassessed.

The uniform business rates for the year 2023/2024 is 49.8p in the £ for properties with a rateable value of £51,000 or less, and 51.1p in the £ for properties with a rateable value of £51,001 to £95,000.

The rateable values may require to be reassessed depending on the agreed lettings.

The units are understood to be eligible for Fresh Start Relief which can provide 100% rates relief for up to 12 months following occupation. Further information can be obtained from Aberdeen City Council's Non Domestic Rates Team or <https://www.aberdeencity.gov.uk/services/business-and-licensing/fresh-start-relief>

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Energy Performance Certificate

The units have an EPC rating of TBC. Full documentation is available on request.

Proposal

The units are available to let on new, full repairing and insuring leases.

Rent

Unit	Quoting Rent
1	£115,000
2	£58,500
3	£58,500
4	£59,500
5	£53,250
6	£52,250
7	LET

The units are available to let individually or combination, as required.

Entry

Immediate entry available.

Legal Costs

Each party will be responsible for their own legal costs. The tenant will be responsible for the payment of any LBTT or registration fees.

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Offers/Viewing

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