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01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

# TO LET

## CITY CENTRE INDUSTRIAL UNIT



**UNIT 2**  
**WEST NORTH STREET**  
**ABERDEEN**  
**AB24 5AR**

Viewing strictly by appointment with  
the sole agents.

**Floor Area:**  
**92.14 sqm (992 sq ft)**

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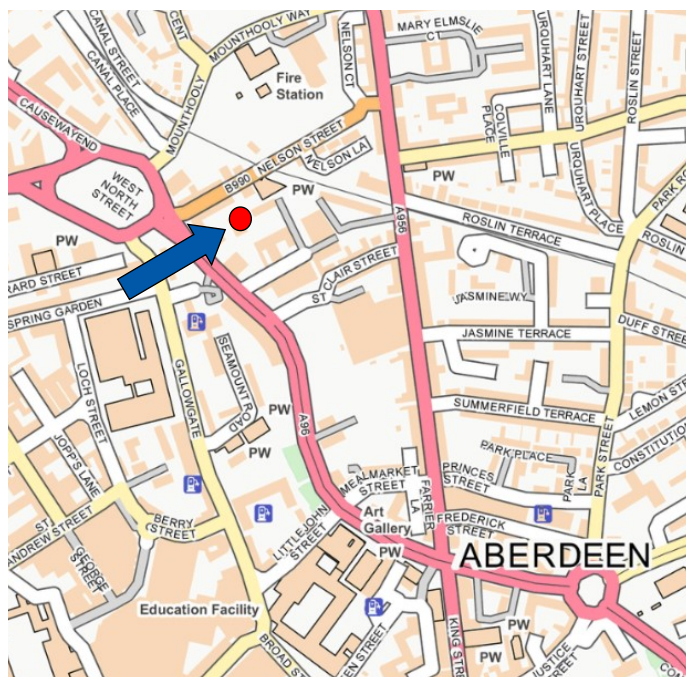
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Manchester  
0161 249 9778



#### Location:

The subject is located on the northern side of West North Street and is accessed via Willowdale Place. The subject is located within a small industrial development in a mixed commercial and residential area. The subject is ideally located and is within a 5 minute walk of the City Centre.

Surrounding occupiers include: Snap Fitness, Halfords Autocentre, Rosebank Garage, CN Inness Personal Training, Cable Protection Systems and Morrisons.

The exact location is shown on the map above.

#### Description:

The subject comprises a mid-terraced industrial unit of steel portal frame construction, partially clad with profile metal sheeting and built to an eaves height of approximately 4.5m.

Internally, the workshop benefits from translucent light panels which provide natural light, a manual roller shutter door, 3 phase power supply, a concrete floor, mezzanine level and strip bay lighting. The office provision benefits from Cat 2 lighting, suspended ceilings, carpeted floors, wall mounted electric panel heaters, a tea prep area and WC facilities.

Vehicular access to the workshop is taken via the roller shutter door which is approximately 3.05m in width and 3.00m in height.

#### Rateable Value:

The new draft proposed Rateable Value of the subjects is **£9,000** (formerly £10,250) effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation.

The subject qualifies for **100% business rates relief** under the Small Business Bonus Scheme.

#### Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate gross internal areas, to be as follows:

| DESCRIPTION  | SQ M         | SQ FT      |
|--------------|--------------|------------|
| Workshop     | 49.88        | 537        |
| Office       | 42.26        | 455        |
| <b>Total</b> | <b>92.14</b> | <b>992</b> |

#### Lease Terms:

Our client is seeking to lease the premises on a Full Repairing and Insuring basis for a period to be agreed. Any medium/long-term lease would provide for periodic upward only rent reviews.

#### Rent:

Upon application.

All rents are exclusive of VAT and payable quarterly in advance.

#### Service Charge:

It should be noted that any ingoing tenant will be liable for a service charge for the management of the upkeep of the common areas within the estate.

#### Energy Performance Certificate (EPC):

The subjects have an EPC Rating of G.

A copy of the EPC and the Recommendation Report can be provided upon request.

#### VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

#### Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

#### Viewing & Further Information:

For further information or to arrange a viewing, please contact:

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The Capitol  
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AB11 6DA

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**November 2022**

Floor Plan:

