

Ryden

TO LET

INDUSTRIAL UNIT WITH SMALL YARD
FLOOR AREA: 256.50 SQ M (2,761 SQ FT)
YARD: 64.10 SQ M (690 SQ FT)

TO BE REFURBISHED



WORKSHOP UNIT
MUGIEMOSS ROAD
BUCKSBURN
ABERDEEN
AB21 9NY

INDUSTRIAL UNIT WITH
OFFICE ACCOMMODATION,
SMALL OPEN YARD AND
CAR PARKING AREA

SITUATED OFF OF
MUGIEMOSS ROAD

GOOD MIX OF
SURROUNDING OCCUPIERS

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



FIND ON GOOGLE MAPS

THE SUBJECTS ARE SITUATED OFF OF MUGIEMOSS ROAD, APPROXIMATELY FIVE MILES NORTH WEST OF ABERDEEN CITY CENTRE



LOCATION

The subjects are situated off of Mugiemoss Road, approximately five miles north west of Aberdeen city centre. The prevailing use within the immediate area is mixed, including office and industrial premises.

Surrounding occupiers in the vicinity include Trade Secrets UK, Global Pipe Components, Aberdeen Well Control, Global Web, Big Yellow Self Storage, North East Removals and Axxess North Sea Ltd.

The exact location of the property is shown on the map.

DESCRIPTION

The building currently comprises a small industrial unit with office accommodation on ground and first floor levels. The specification of the office provision is as follows;

- Carpeted Floors
- Painted plasterboard walls
- Acoustic tile ceilings with inset fluorescent light fitments
- UPVC double glazed windows
- Reception foyer
- Meeting room
- Tea prep area and WC facilities

The specification of the warehouse provision is as follows;

- Concrete flooring
- Painted blockwork walls
- Steel cladding
- High bay sodium light fitments
- Translucent light panels
- Roller Shutter Door (H 4.96m x W 4.02m)
- Eaves height of 5.72m

Externally, the premises benefits from a small open yard and car parking area which is laid in tarmac.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC Rating for the building is A.

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

ACCOMMODATION

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

	SQ M	SQ FT
WORKSHOP	135.03	1,453
OFFICES (GF)	54.31	585
OFFICES (FF)	67.16	723
TOTAL	256.50	2,761
USEABLE YARD	64.10	690

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a NAV/RV of £22,750, effective from the 1st April 2023.

RENT / LEASE TERMS

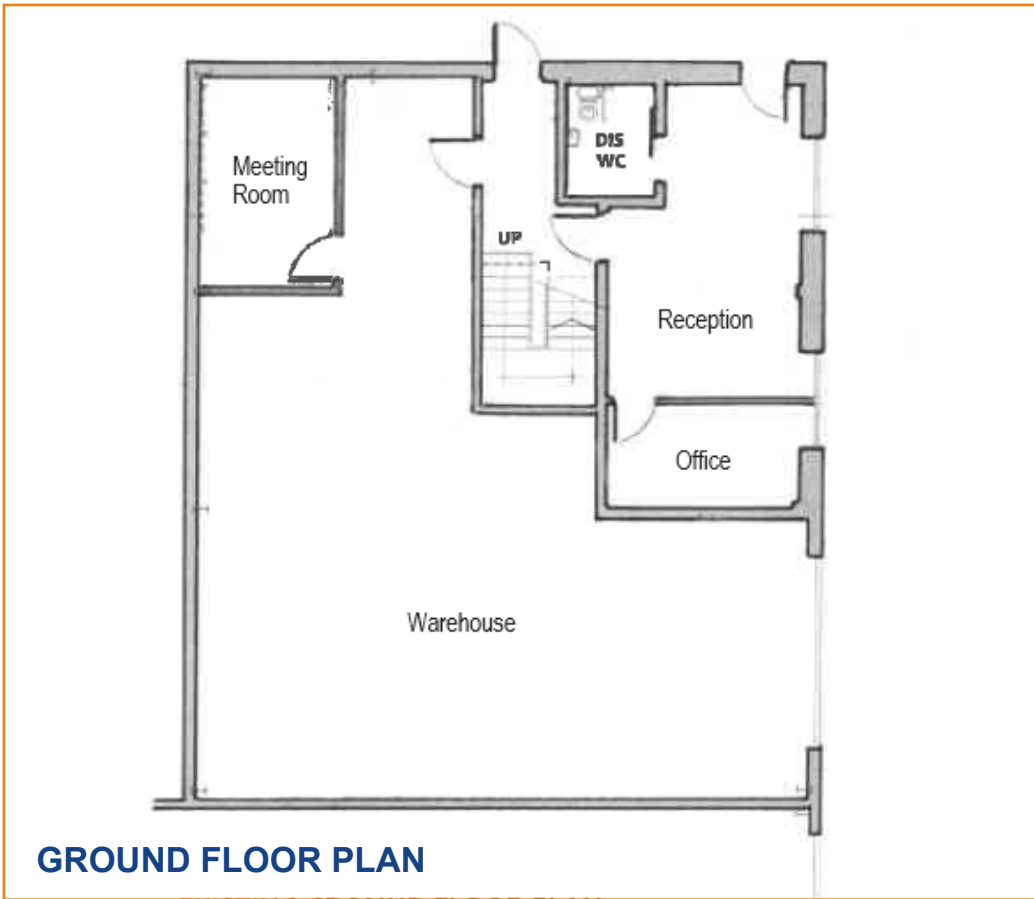
Available upon application.

VAT

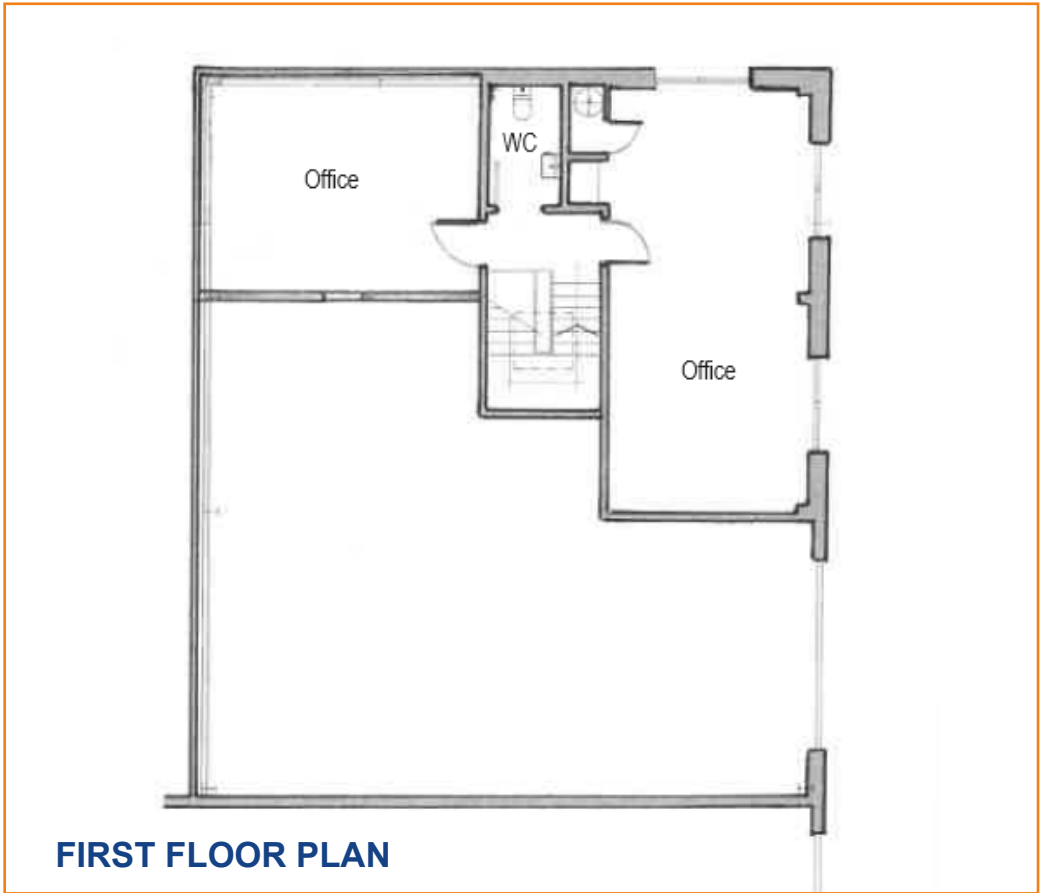
All prices and other costs are quoted exclusive of VAT.

LEGAL COSTS

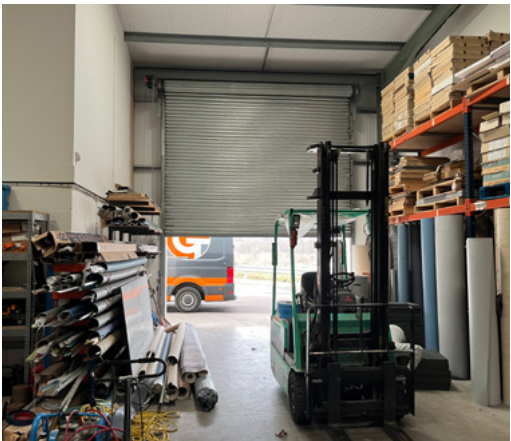
Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TO LET

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**WORKSHOP UNIT
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BUCKSBURN
ABERDEEN
AB21 9NY**

GET IN TOUCH

Viewing strictly by appointment with the sole letting agents.

Sarah Hay

T 0783 661 303

E sarah.hay@ryden.co.uk

Thomas Codona

T 07570 382 544

E thomas.codona@ryden.co.uk

Daniel Stalker

T 07887 751 090

E daniel.stalker@ryden.co.uk

Ryden

431 Union Street

Aberdeen

AB11 6DA

01224 588 866

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 intending purchasers or tenants should not rely on them as statements or representations 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 Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **January 2024**

