

## OFFICE PREMISES

- > UNIT 9 – 185.37 SQM (1,995 SQFT)
- > UNIT 10 – 167.96 SQM (1,807 SQFT)
- > AVAILABLE SEPARATELY OR COMBINED
- > FLEXIBLE LEASE TERMS

TO LET

**UNITS 9 & 10, BURNBANK CENTRE, SOUTERHEAD ROAD, ABERDEEN, AB12 3 LF**

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## Office Accommodation In Popular Business Location

### LOCATION

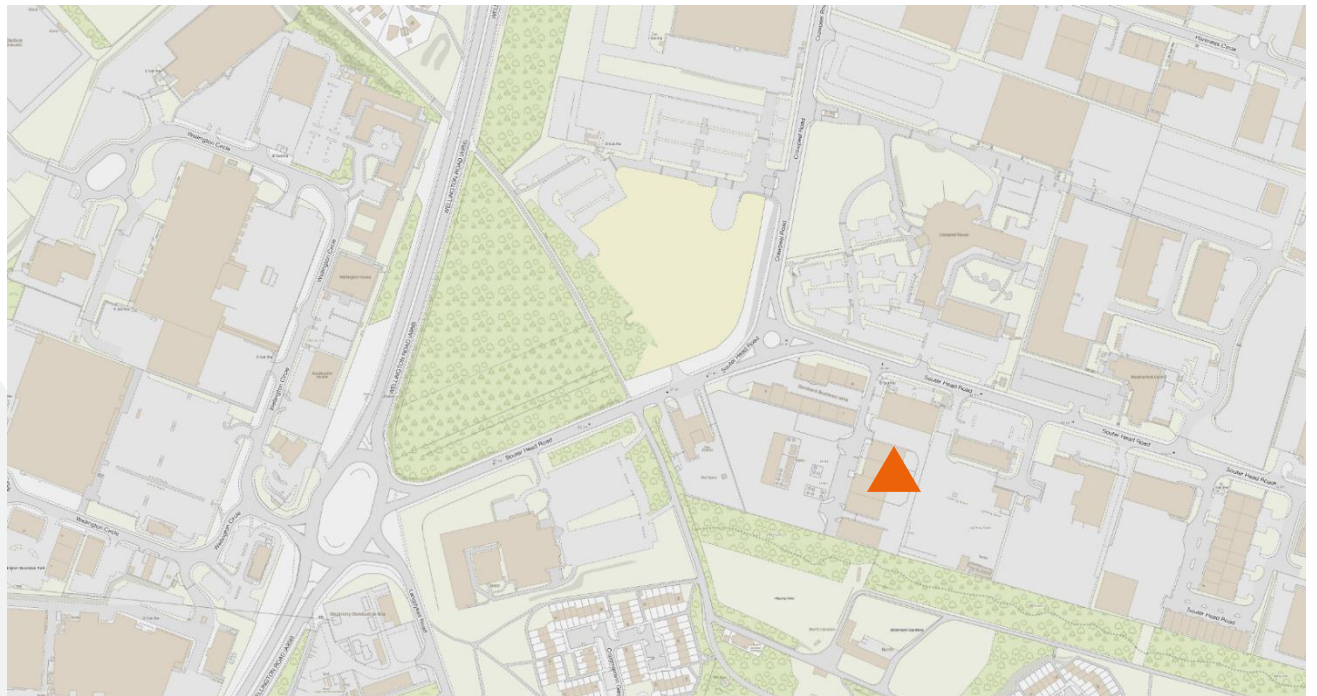
The subjects are situated within Altens Industrial Estate, located approximately 2 miles south of Aberdeen City Centre. The estate itself is accessed via Wellington Road and according, benefits from excellent access to all parts of the city along with providing access to the A90 and the Scottish motorway network.

Burnbank Centre is well positioned within Altens Industrial Estate, occupying a prominent location where Souterhead Road meets Crawpeel Road. A number of major companies can be found in close proximity such as Maersk, Weatherford, Total and Wood Group.

### DESCRIPTION

Burnbank Business Centre comprises of two terraces with the terrace fronting Souterhead Road comprising of office accommodation and the second terrace to the rear comprising of small industrial units. In addition, parking is provided to the front of the units along with common parking to the west of the buildings. The properties are of brick construction with a pitched, metal roof above. UPVC double glazed windows to both the front and rear provide good natural light to the suites with the premises accessed via an aluminium entrance doorway.

Internally, the subjects provide office accommodation along with dedicated male and female w.c. and tea making facilities.





**RATING ASSESSMENT**

The subjects are currently entered into the Valuation Roll as follows:

Unit	Rateable Value
9	£18,250
10	£17,750

The subjects will be eligible for rates relief with further information available upon request.

**SERVICE CHARGE:**

An incoming tenant will be responsible for payment of a service charge for the upkeep and maintenance of the common areas. A service charge budget can be made available to interested parties.

**LEGAL COSTS:**

Each party will bear their own legal costs incurred in documenting any transaction. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

**RENTAL**

Upon Application

**VIDEO TOUR**

For a video tour of the premises please click the following:

Unit 9 – [Click Here](#)

Unit 10 – [Click Here](#)

**ENERGY PERFORMANCE CERTIFICATE**

The premises has the following EPC ratings

Unit	Rating
9	G
10	TBC

Recommendation reports are available upon request.

**ENTRY DATE:**

On conclusion of legal missives.

**VAT:**

All figures quoted are exclusive of VAT.

**LEASE TERMS**

The subjects are available on the basis of a new Full Repairing and Insuring lease by way of service charge for a negotiable duration.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queen Road, Aberdeen, AB15 4ZN 01224 202800  
 Mark McQueen mark.mcqueen@shepherd.co.uk

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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