



**VIDEO  
TOUR**

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## **INDUSTRIAL UNIT WITH OFFICES AND SECURE PARKING**

- > CLOSE PROXIMITY TO THE PORT OF ABERDEEN & CITY CENTRE
- > SIZE – 486.91 SQM (5,241 SQFT)
- > PRICE – OFFERS IN EXCESS OF £290,000 ARE INVITED
- > RENTAL - £29,950PA

**TO LET / FOR SALE**

**15 – 17 COMMERCE STREET, ABERDEEN, AB11 5EU**

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**LOCATION**

The subjects are located on the west side of Commerce Street within an established commercial area adjacent to the Port of Aberdeen and to the immediate east of the City Centre.

The main office is accessed from Commerce Street with secondary access to the rear from Sugarhouse Lane to the workshop area.

**DESCRIPTION**

The subjects comprise a semi-detached industrial unit which is laid out to provide office and workshop accommodation with associated car parking.

The office section comprises a single storey building of block work construction, externally rendered with a flat roof over. The workshop unit is located to the rear and is of a steel portal frame construction with block walls, externally rendered with the roof over being clad with insulated profile metal panels. The workshop and office are connected internally by a pedestrian stairwell.

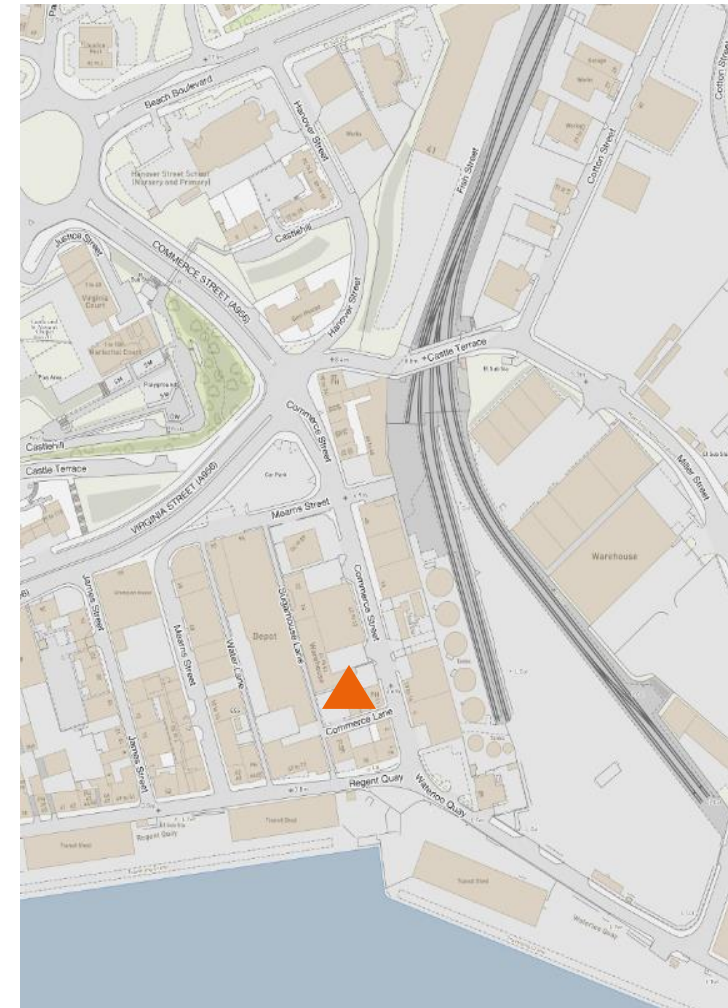
Internally, the office accommodation has plasterboard painted walls and ceilings with a suspended timber floor with a mixture of carpet and laminate coverings. UPVC double glazed windows and lightwells provide natural light with fluorescent strip and recessed spotlights providing artificial lighting. A kitchen and 2 individual WCs are located in this area.

The workshop has a concrete floor with plastered internal walls and exposed ceiling to the underside of the roof cladding. Translucent roof panels provide natural light with fluorescent strip lights providing artificial lighting.

The workshop area is also accessed via an electric roller shutter door with canopy overhand leading from Sugarhouse Lane. The workshop benefits from a minimum eaves height of 4.6M and maximum of 5.8M and there is also a single pedestrian access door to the rear. A single WC can also be found adjacent to the workshop.

Externally, there is a small yard/parking area to the Commerce Street elevation with a mono block finish providing parking for 5/6 cars with the area being secured by a metal fence.

There is also a further pedestrian access along the south elevation linking through to Sugarhouse Lane.



## ACCOMMODATION

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
Ground – offices, kitchen, WCs	124.40	1,339
Lower Ground – office, WCs	34.10	367
Workshop	328.41	3,535
<b>Total</b>	<b>486.91</b>	<b>5,241</b>

## PRICE

Offers in excess of £290,000 are invited.

## RENTAL

A rental of £29,950pa is being sought.

## LEASE TERMS

Our client are seeking to lease the premises on a full repairing and insuring basis with any medium to long term lease durations being subject to upward only rent review provisions.

## CAR PARKING

The unit benefits from 5/6 car parking spaces.

## VAT

All figures quoted are exclusive of Value Added Tax.

## RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £44,250. The proposed Rateable Value from 1<sup>st</sup> April 2023 is £38,500,

## ENERGY PERFORMANCE CERTIFICATE

The subject have an EPC Rating of F.

## ENTRY

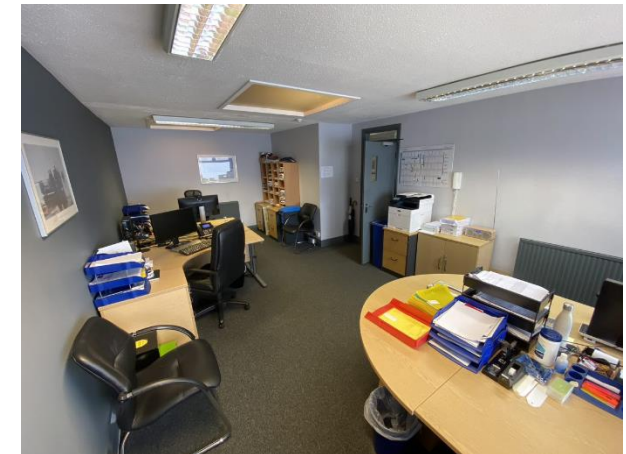
Upon conclusion of legal missives.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the incoming tenant liable for LBTT and registration dues in the normal manner.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis



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

**Shepherd Chartered Surveyors** | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
James Morrison [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) | 01224 202 836

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