

A photograph of a large industrial building with a stone facade and a blue corrugated metal roof. The number '4' is prominently displayed in white on the blue section of the roof. A large, closed roller shutter door is visible on the right side of the building. To the left, a smaller building with the number '5' is partially visible. A blue van is parked in front of the building. The sky is clear and blue.

## INDUSTRIAL UNIT WITH OFFICE

- > RENT - £28,000 PER ANNUM
- > SIZE – 342.08 SQM  
(3,682 SQ.FT)
- > SITUATED WITHIN THE HEART  
OF ABERDEEN HARBOUR
- > CLOSE PROXIMITY TO  
ABERDEEN CITY CENTRE

TO LET

**UNIT 4, COMMERCIAL QUAY, ABERDEEN, AB11 5PH**

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**LOCATION**

The subjects are located on the north side of Commercial Quay within the heart of Aberdeen Harbour. As such, the property is in close proximity to Market Street and as a result of this provides good transport links to the north and south of the city.

**DESCRIPTION**

The subjects comprise a mid terraced industrial unit of steel portal frame construction with concrete block walls at the front elevation and an insulated profile metal sheet roof over.

Internally, the warehouse is accessed via a roller shutter door measuring 3.96M wide by 4.655 high or from a single pedestrian doors. The flooring within the warehouse is concrete with the walls being painted blockwork. Lighting is provided by a number of fluorescent strip fitments. The eaves height is circa 5.74m. Male and female w.c's are accessed directly off the warehouse as is an office.

The office walls and ceilings are painted plasterboard with the flooring being concrete overlaid in vinyl. Natural light is provided via metal framed glazed windows with additional lighting being provided by CAT 2 fitments.

**RENTAL**

In the region of £28,000 per annum.

**RATEABLE VALUE**

The subjects are entered in the Valuation Roll at a Rateable Value of £23,250 however from 1<sup>st</sup> April 2023 the proposed Rateable Value will be £20,000.

**ACCOMMODATION**

Description	SQM	SQFT
Warehouse	321.11	3,456
Office	20.97	226
<b>Total</b>	<b>342.08</b>	<b>3,682</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

**LEASE TERMS**

Our client is seeking to lease the premises for a negotiable term on full repairing and basis. Any medium to long term lease durations will be subject to upward only rent review provisions.

**LEGAL COSTS**

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

**ENERGY PERFORMANCE CERTIFICATE**

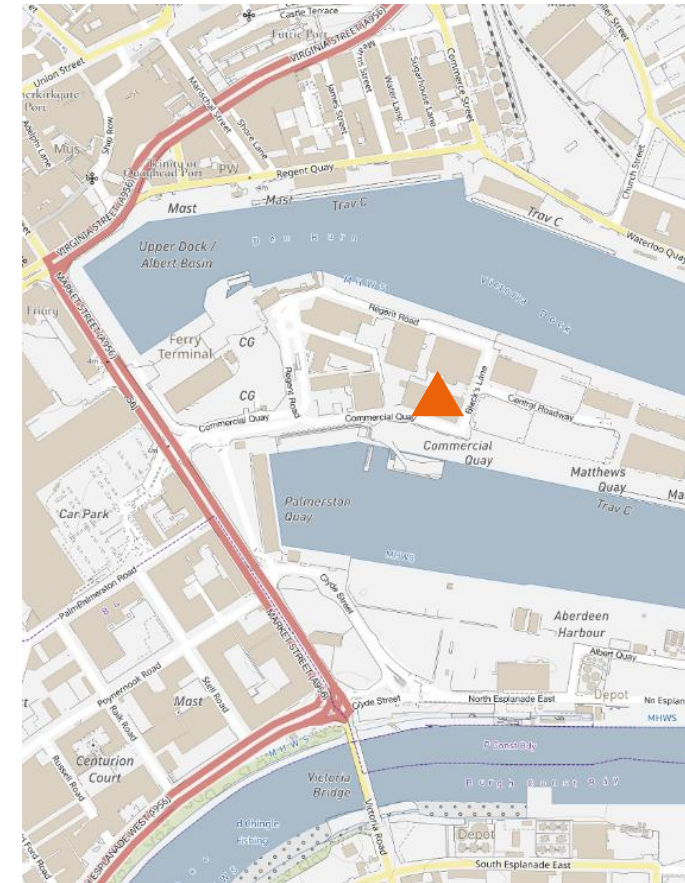
The subjects currently have an EPC rating of D.

**DATE OF ENTRY**

Upon conclusion of legal missives

**VAT**

All rents, prices, premiums etc. are quoted exclusive of VAT.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN  
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