INCENTIVES AVAILABLE

DM HALL CHARTERED SURVEYORS

Ryden

TO LET | INDUSTRIAL

Units 1-7 Crombie Road | Aberdeen | AB11 9QP

- 7 individual industrial units
- From 511.34 sq m (5,504 sq ft) to 1,336.88 sq m (14,390 sq ft)
- Comprehensively refurbished
- Flexible lease terms available
- Close proximity to Aberdeen City Centre & the Port of Aberdeen

Location

The subjects are located a short distance to the immediate south of Aberdeen city centre, standing on the north side of Crombie Road and forming part of an established industrial area in very close proximity to the Port of Aberdeen.

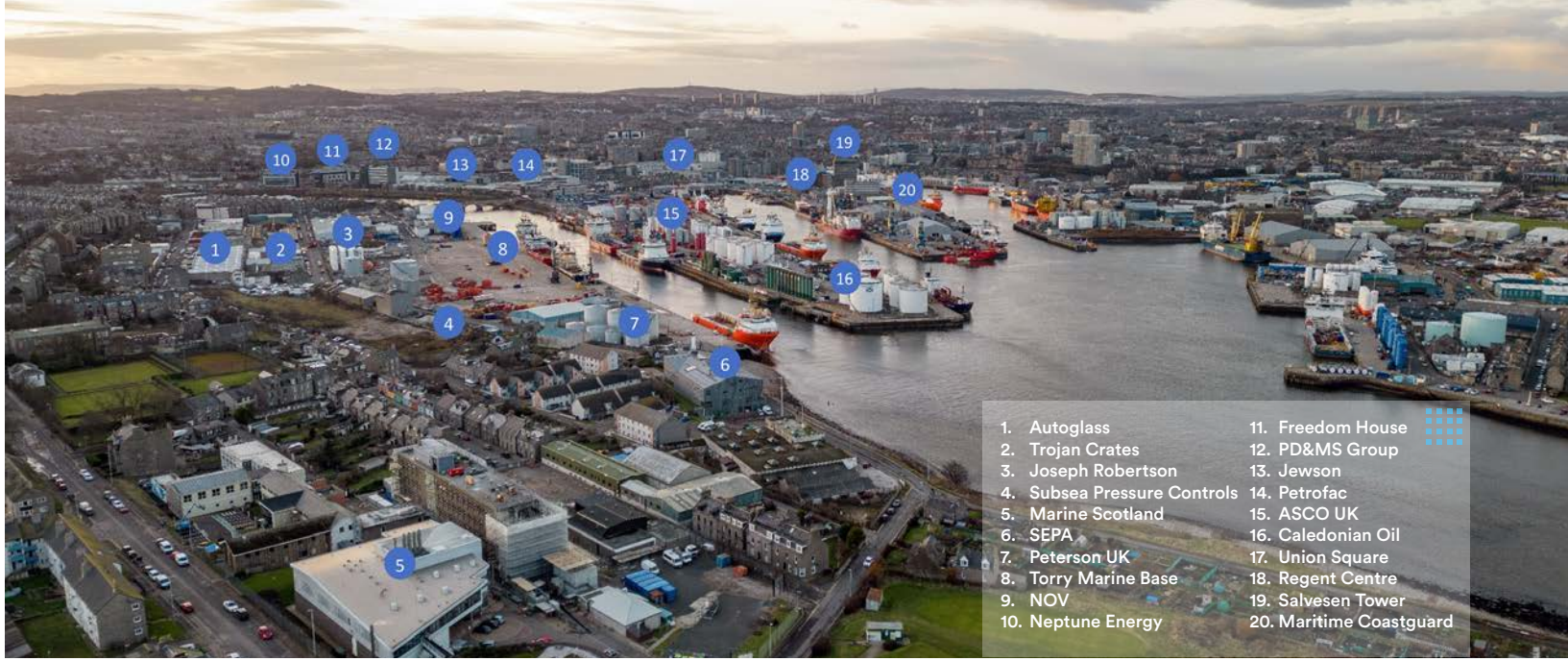
The location also benefits from good access onto the main trunk road network, most notably Wellington Road which links onto the Aberdeen Western Peripheral Route and A90 trunk road.

Description

The subjects comprise a terrace of 7 individual industrial units, each of which provide an internal eaves height of 5.6 metres. The buildings are constructed from a modern steel portal framework and have recently undergone a full programme of refurbishment, including;

- Replacement of all roof coverings and external cladding (to the front elevation)
- Replacement of all vehicle access doors
- Renewal of all external doors and windows
- Clearing, rodding and re-lining of all rainwater goods
- Internal redecoration of workshop flooring, walls and structural steelwork
- Refurbishment of internal offices/staff amenity blocks

Each unit includes office and staff toilet facilities, with a concrete forecourt located to the front for car parking.



Floor Areas

Unit	Area (sq m)	Area (sq ft)
1	1,336.88	14,390
2	Let to Trojan Crates	
3	571.41	6,151
4	581.28	6,257
5	520.06	5,598
6	511.34	5,504
7	Let to Autoglass	
Total	**4,090.56**	**44,030**

The foregoing have been calculated on a gross internal area basis in accordance with the current edition of the RICS Code of Measuring Practice.

Services

Each unit benefits from separate supplies of electricity (3 phase) and water. Although no heating is present in the workshop accommodation, background space heating is provided to the office and staff facilities via pressed steel radiators.

Unit	Rating	EPC Rating	Quoting Rent
1	£91,000	D(58)	£115,000
2	£44,000	C(32)	LET
3	£44,000	C(39)	£58,500
4	£46,250	C(33)	£59,500
5	£35,000	A(09)	£53,250
6	£37,750	C(37)	£52,250
7	£36,50	C(38)	LET

The units are available to let individually or combination, as required.

RATING

The uniform business rates for the year 2023/2024 is 49.8p in the £ for properties with a rateable value of £51,000 or less, and 51.1p in the £ for properties with a rateable value of £51,001 to £95,000.

The rateable values may require to be reassessed depending on the agreed lettings.

The units are understood to be eligible for Fresh Start Relief which can provide 100% rates relief for up to 12 months following occupation. Further information can be obtained from Aberdeen City Council's Non Domestic Rates Team or https://www.aberdeencity.gov.uk/services/business-and-licensing/fresh-start-relief

Proposal

The units are available to let on new, full repairing and insuring leases.

Entry

Immediate entry available.

Legal Costs

Each party will be responsible for their own legal costs. The tenant will be responsible for the payment of any LBTT or registration fees.

Offers/Viewing

DM HALL
CHARTERED SURVEYORS

DM Hall LLP
4-5 Union Terrace, Aberdeen, AB10 1NJ
01224 594 172

stuart.johnston@dmhall.co.uk
07913 046 226

ruari.macintyre@dmhall.co.uk
07515 069 525

Ryden

Ryden LLP
The Capitol
431 Union Street, Aberdeen, AB11 6DA
01224 588 866

paul.richardson@ryden.co.uk
07789 986 141

thomas.codona@ryden.co.uk
07570 382 544

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