



FG[®] Burnett

For Sale

266 Auchmill Road

Aberdeen, AB21 9NB

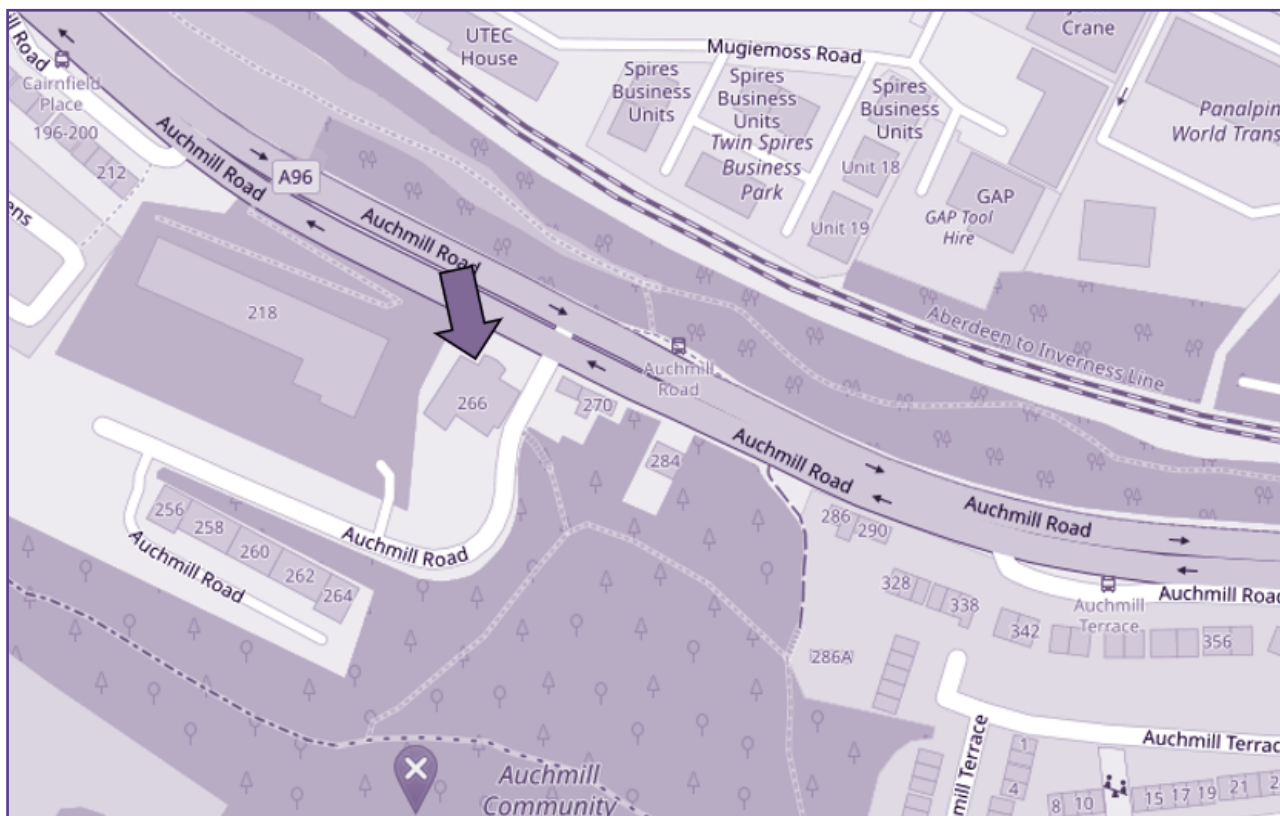
535.3 sq.m | 5,762 sq.ft

- Prominent Office & Workshop Building
- Exclusive Car Parking

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is located on a highly visible elevated site on the south side of Auchmill Road within the Bucksburn area of Aberdeen with excellent transport links to:-

- Aberdeen Airport: 3 miles
- AWPR: 2.5 miles
- Aberdeen City: 4 miles

The surrounding area is a mix of retail and residential uses with occupiers including Evans Cycles and Enterprise Rent-A-Car as well as a range of local retailers.

External Parking

Externally there is a small detached office/store as well as a loading bay and 9 parking.

There is further secure parking providing 7 spaces to the rear of the building.

Description

A detached building providing modern office and workshop provision.

Offices

Open plan and cellular space

- Meeting/training room with scenic views
- Double glazed windows
- Gas central heating
- CAT2 lighting
- Tea prep/staff welfare facilities

Workshop/Warehouse

- 2 x workshops / labs
- Forklift loading access
- 3-phase power
- Concrete floor/painted block walls
- Gas central heating
- CAT2 lighting
- Double glazed windows

Floor Area

The subjects have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Offices	278.7 sq.m	3,000 sq.ft
Workshop/Lab	222.5 sq.m	2,395 sq.ft
External Office/Store	34.1 sq.m	367 sq.ft
Total	535,3 sq.m	5,762 sq.ft

Fixed Price

£350,000 exc VAT.

Rateable Value

The Rateable Value effective from 1 April 2023 is £26,250.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

The building has an Energy Performance rating of D. Full documentation can be provided on request.

VAT

All figures quoted are exclusive of Value Added Tax.

Legal Costs

Any ingoing occupier will be responsible for any Land & Buildings Transaction Tax and Registration Dues.

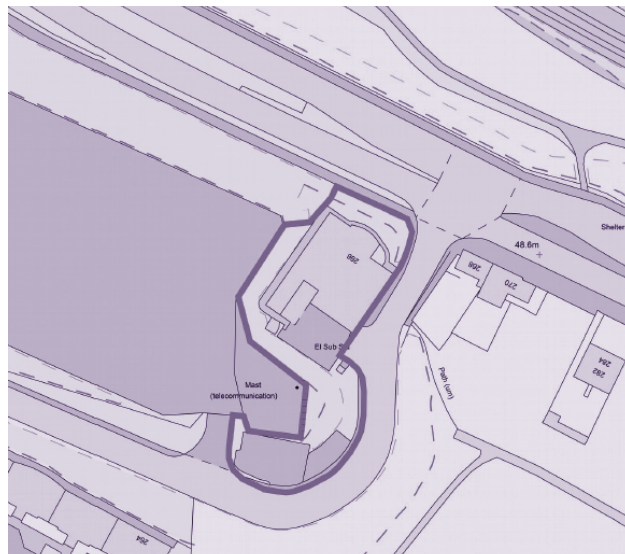
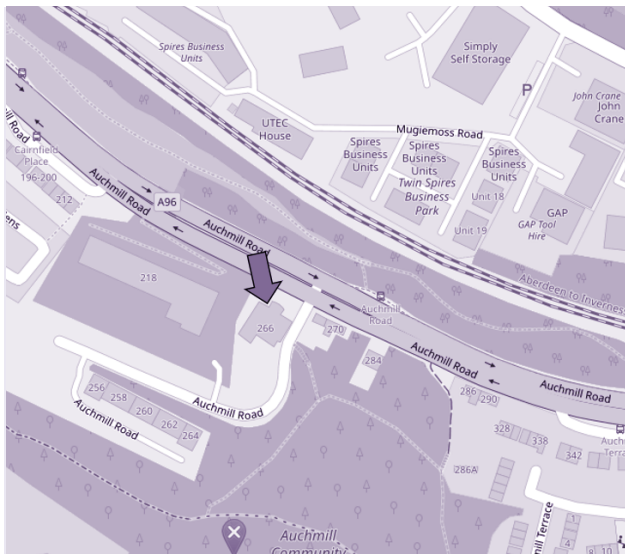
Entry

Immediate on conclusion of legal missives.

AML

As part of our statutory obligations relative to AntiMoney Laundering, FG Burnett will require to undertake due diligence on an incoming occupier and will seek identification information at the appropriate time.





Viewings & Offers

All offers should be submitted in writing to the joint agents.

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No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.