



FG Burnett

To Let

705 Great Northern Road

Aberdeen, AB24 2DU

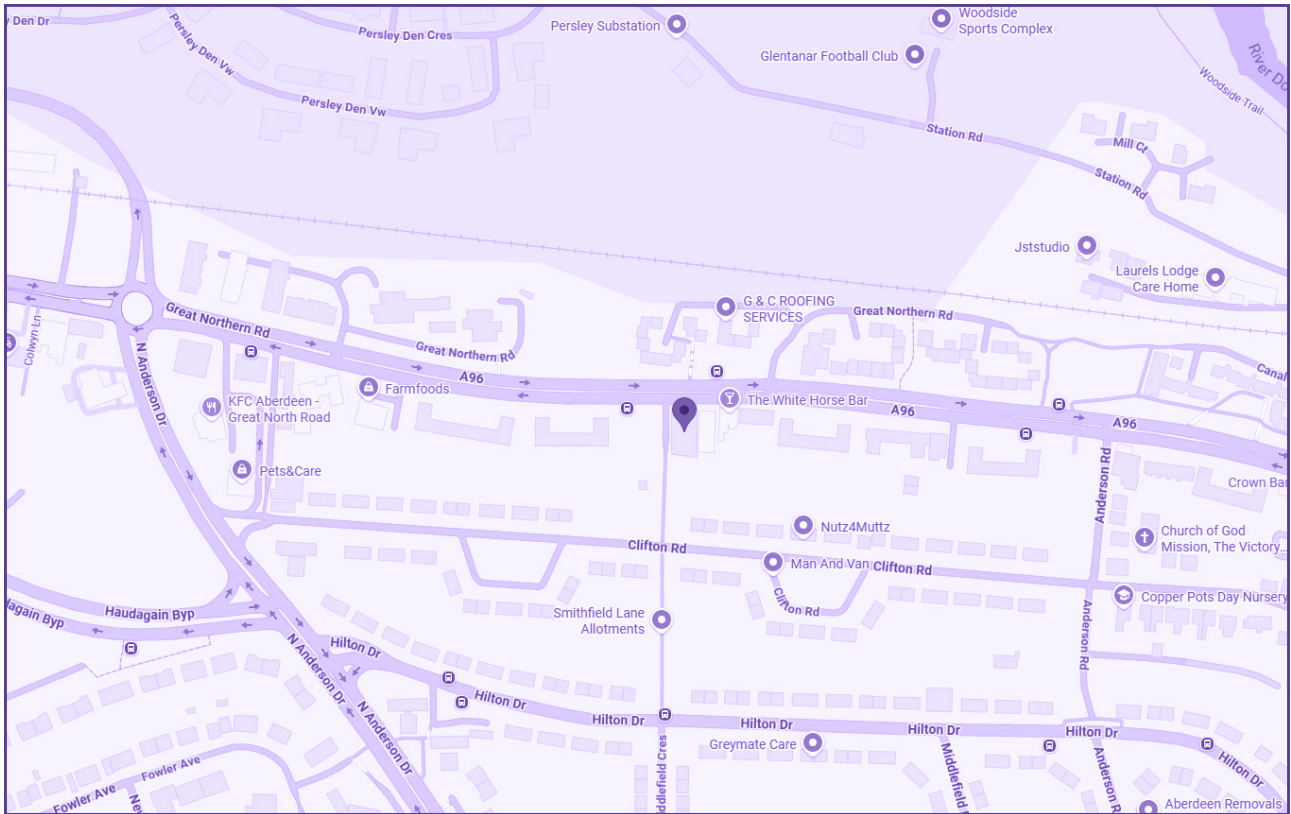
494.2 sq.m | 5,319 sq.ft

- Central storage and distribution unit
- Other uses may be applicable subject to Change of Use
- Flexible terms



All enquiries:
01224 572 661

fgburnett.co.uk



Location

Situated on the south side of Great Northern Road in the Woodside area of Aberdeen. Close to Farmfoods, Haudagain Retail Park, 500m from Haudagain Roundabout and access to the trunk Road Network.

Description

Detached warehouse with offices fronting Great Northern Road.

Concrete floor, blow heater, LED Lights and false timber ceiling. Head height c 3.4m, but roof height up to c 6m. Pedestrian access and roller shutter door access 2.1m (w) x 2.5 m (h) from Smithfield Lane. WC and shower facility.

Offices benefit from carpeted floors, painted / papered walls, perimeter heating via gas wet system and perimeter data and power.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Gross Internal Areas derived:

Warehouse	385.1 sq.m	4,145 sq.ft
Office	109.1 sq.m	1,174 sq.ft
Total	494.2 sq.m	5,319 sq.ft

Planning

Situated in an area designated H1 (Residential Area).

Current use – Class 6 (Storage and Distribution). Other uses complementary or which would cause no conflict with or nuisance to the enjoyment of a residential area will be considered. Interested parties are to satisfy themselves that their proposed use is compatible.

Rent

£25,000 pa exc VAT.

Lease Terms

The property is available on flexible lease terms.

Rateable Value

The Rateable Value effective from 1 April 2026 is £23,250.

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

G. Copy available on request.

VAT

The premises are not elected for VAT, therefore VAT will not be payable in addition to the rent.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.



Viewings & Offers

All offers should be submitted in writing to the sole agent.

Jonathan Nesbitt

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