MILLER STREET
Trade Centre

INDUSTRIAL & TRADE COUNTER UNITS

MILLER STREET | ABERDEEN | AB11 5AN

TO LET

UNIT 2
10,055 SQFT (934 SQM)
UNIT 7
3,332 SQFT (310 SQM)

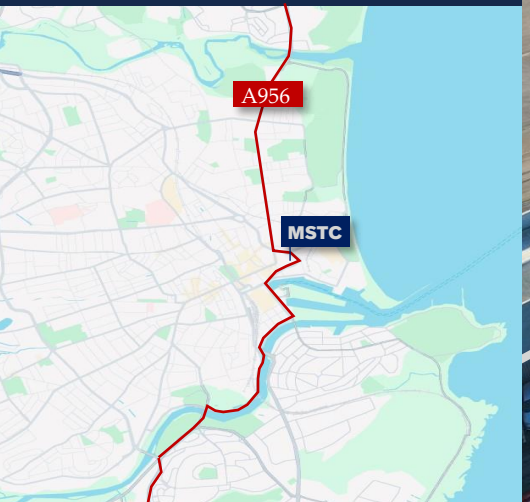
LOCATION

Miller Street Trade Centre occupies an established and popular location within the Central/Harbour area of the city.

The development lies in very close proximity to Aberdeen Harbour, approximately 1 mile south east from Aberdeen City Centre. Miller Street benefits from easy access to the A956 and inner ring road network providing access to the wider trunk road network and the Aberdeen Western Peripheral Route (AWPR).

The property is out with the Low Emission Zone (LEZ).

Neighbouring occupiers include InterMoor, Halliburton, Peterson, Scotoil, City Electrical Factors, A-FAB, McGregor, Commercial Moves Group and IKA Trade Ltd.



MILLER STREET TRADE CENTRE

3,332- 10,055 sq ft (310- 934 sq m)

Miller Street Trade Centre offers a number of industrial units ranging from 3,332 sq ft to 10,055 sq ft. Each unit comprises industrial warehouse / trade counter with offices and welfare facilities.

The property is due to be refurbished in due course by the landlord.

SPECIFICATION

- Steel portal frame construction
- 3 phase power
- High bay lighting
- Electric roller shutter doors
- 6.0 metre eaves
- Dedicated car parking / laydown space

UNIT 7

3,332 sq ft (310 sq m)

Unit 7 comprises an industrial unit which can be utilised as either a warehouse or trade counter, and benefits from two-storey office/welfare accommodation.

	SQ FT	SQ M
Warehouse	2,342	218
Office / Welfare	990	92
Total	3,332	310

**the designated area outside the unit can be utilised as car parking or laydown space*

UNIT 2

10,055 sq ft (934 sq m)

Unit 2 comprises an industrial unit which can be utilised as either a warehouse or trade counter, and benefits from two-storey office/welfare accommodation.

	SQ FT	SQ M
Warehouse	6,610	614
Office / Welfare	3,445	320
Total	10,055	934

**the designated area outside the unit can be utilised as car parking or laydown space*

TERMS

On application

VAT

All figures quoted are exclusive of VAT

EPC

The EPC rating for each property is detailed below;

Unit 2- D
Unit 7- D

Entry

Upon conclusion of legal missives

BUSINESS RATES

Unit 2: Rateable Value = **£60,000**

Unit 7: Rateable Value = **£21,500**

ALL ENQUIRIES

Knight Frank

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Particulars dated February 2025