

FG Burnett

To Let

Unit 1, Hillview Road

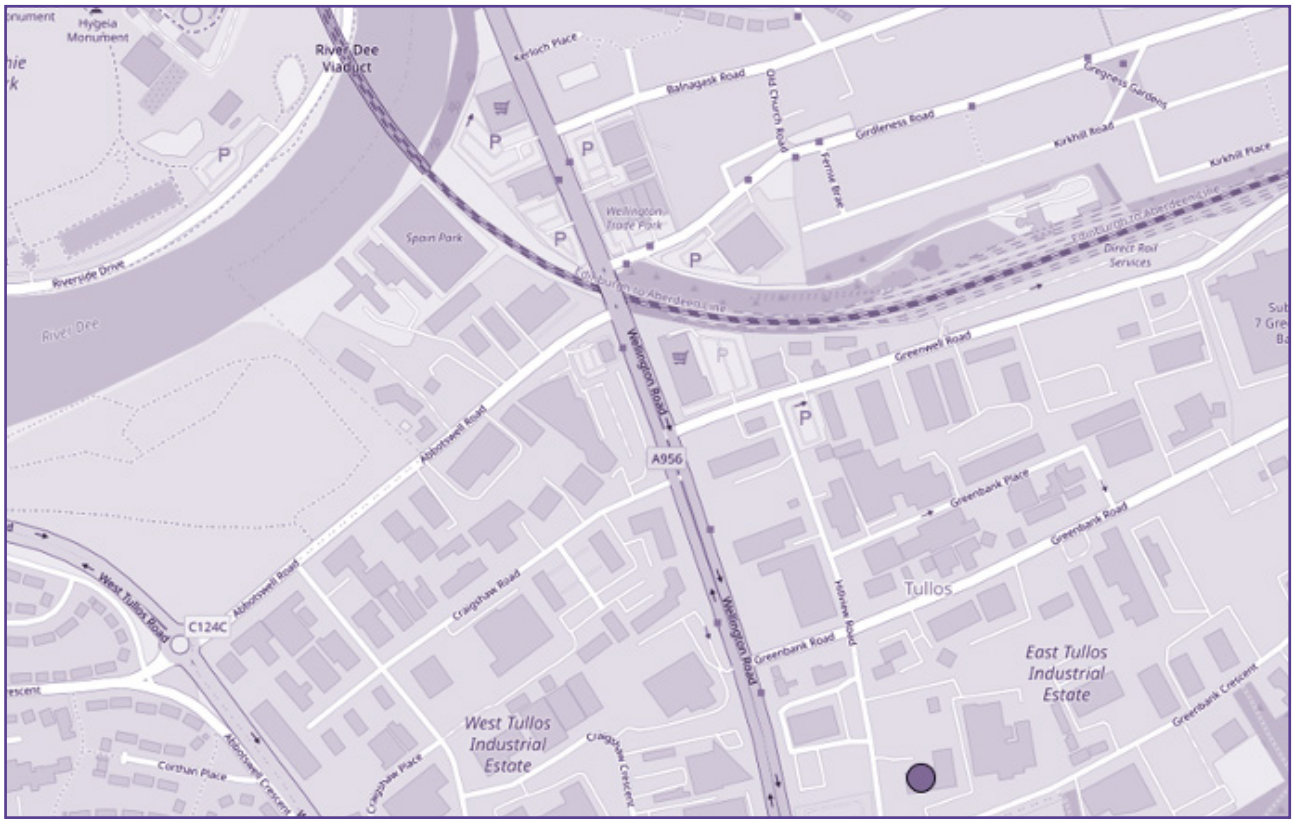
Tullos, Aberdeen, AB12 3HB

492.3 sq.m | 5,299 sq.ft

- Warehouse / Workshop
- Suitable for food and other distribution

All enquiries:
01224 572 661

fgburnett.co.uk



Location

The unit forms part of a small industrial development on the east side of Hillview Road, Tullos close to Wellington Road, a main arterial route within Aberdeen and within close proximity to the city centre.

Occupiers within the vicinity include, Arnold Clark, Car Clinic, Steveweld, Peter Vardy and John Clark.

Description

The unit is of steel frame construction with block and insulated sheeting walls. The roof is of insulated sheeting.

Internally there is warehouse and cold stores together with ancillary offices at ground floor with additional storage provided at first floor level. Heating is provided by way of a warm air blower in the warehouse and radiators in the offices. The cold store and chills areas are lined and have the requisite chilling plant. Details on request.

Vehicular access is by means of two roller shutter doors and there is exclusive car parking (10 spaces) and a communal yard.

Floor Area

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following floor area:-

Total	**492.3 sq.m**	**5,299 sq.ft**

Lease Terms

Flexible lease terms are available upon application.

Rent

Offers in the region of £42,500 per annum excl VAT.

Rateable Value

The Valuation Roll shows a Rateable Value of £44,000 effective from 1st April 2026.

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

G116. A copy of the EPC certificate is available on request from the letting agent.

VAT

VAT will be applicable to the sums due under the lease.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.

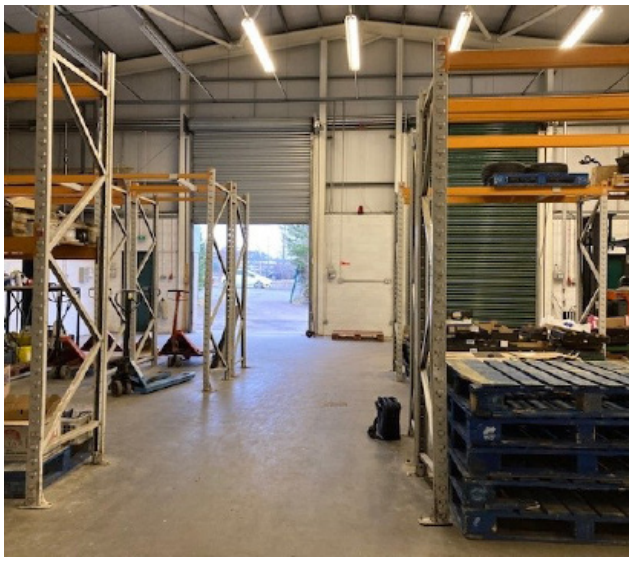
AML

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

By agreement upon conclusion of legal missives.





FG B

Viewings & Offers

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

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t: 01224 597 531

e: jonathan.nesbitt@fgburnett.co.uk

Hollie Stevenson

t: 01224 597 533

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