



INDUSTRIAL UNIT SITUATED IN CLOSE PROXIMITY TO ABERDEEN HARBOUR



FG Burnett



TO LET
Unit 2, 11 Church Street

Aberdeen, AB11 5FT | 206.1 sq.m (2,218 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

The property is situated on the East Side of Church Street which links Miller Street to Waterloo Quay neighbouring City Electrical Factors. The unit lies in very close proximity to Aberdeen harbour, is approximately 1 mile from Aberdeen City Centre and benefits from easy access to the inner ring road network providing access to the wider trunk road network.

DESCRIPTION

A semi detached industrial unit of steel portal frame construction with full height concrete block walls on 3 elevations and a concrete block dado with brick outer leaf to the front with steel cladding above. The pitched roof is similarly clad with steel sheeting incorporating inner insulation panels and roof lights. There is a reinforced concrete slab floor, wallhead height of 5 metres, suspended fluorescent tube lighting, a single WC with wash hand basin and an electrically operated steel roller shutter door, 3.5m height and 2.6m wide.

SERVICES

Mains electricity (3 phase supply), water and drainage are installed.

RENT

£15,000 per annum.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £14,750.

RATES DETAIL

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

LEASE TERMS

The unit is available on Full Repairing and Insuring terms for a period to be agreed. Any longer term lease would incorporate periodic upwards only rent reviews.

FLOOR AREA

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

WAREHOUSE

206.1 sq.m 2,218 sq.ft

EPC

C. A copy of the Certificate and Findings Report is available upon request.

VAT

Any rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.

VIEWING & OFFERS

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

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