

To Let/  
May Sell

100% RATES  
FREE YEAR 1



## Refurbished Industrial Unit with Office Accommodation

Aberdeen, Unit 3, 38 Commerce Street, AB11 5FE

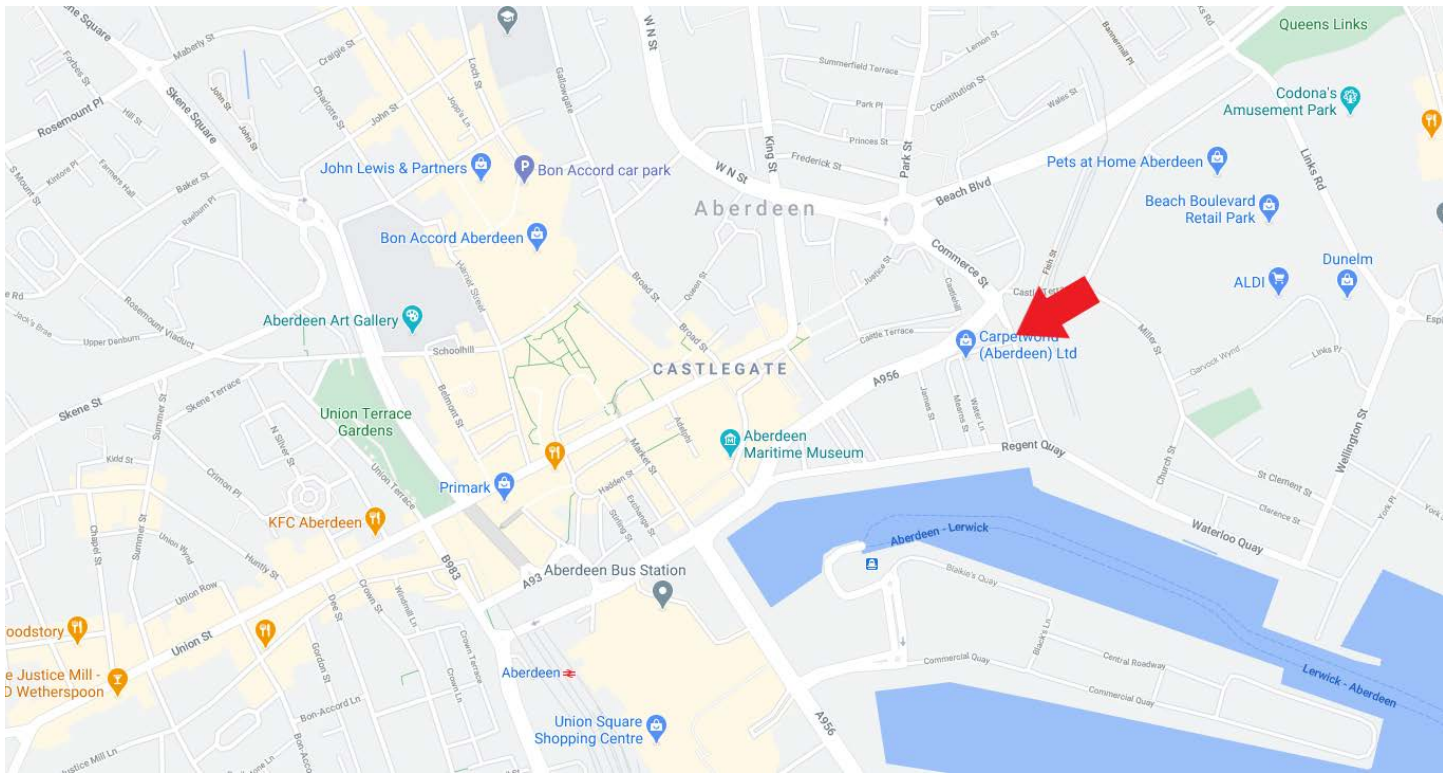
Gross Internal Area: 415.4 sq m (4,472 sq ft)

- Close to Aberdeen Harbour
- Offers over £29,500 per annum
- Price on Application



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#### LOCATION

The subjects are located on the east side of Commerce Street within the harbour area of Aberdeen, a short distance to the east of the city centre. The Virginia Street public car park is directly opposite the subjects.

Nearby occupiers include Park Electrical Services, Kenway Tyres and Aberdeen Tile.

The exact location can be seen on the above plan.

#### DESCRIPTION

The subjects comprise an end terraced warehouse within a block of 3 similar units. The building is of steel portal frame construction with concrete block walls, faced externally with brick. The property benefits from an insulated profile sheet roof and concrete floors. A large electric roller shutter door provides vehicular access to the workshop area which has an eaves height of approximately 5.5m. There is separate pedestrian access to Commerce Street.

Internally the property comprises workshop space together with ancillary ground and first floor office accommodation and staff facilities. Heating of the office area is by way of electric panel heaters and the property has a 3 phase electricity supply.

#### FLOOR AREAS

The subjects provide the following gross internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Workshop	308.3 sq m	[3,319 sq ft]
Ground Floor Offices	58.1 sq m	[625 sq ft]
1st Floor Offices	49.0 sq m	[528 sq ft]
<b>TOTAL</b>	<b>415.4 sq m</b>	<b>[4,472 sq ft]</b>

#### RENT

Offers over £29,500 per annum.

#### LEASE TERMS

Flexible lease terms are available

#### PRICE

On application

#### VAT

Any rent/price quoted is exclusive of VAT.

#### RATING ASSESSMENT

The rateable value of the unit will require to be re-assessed on occupation. An indicative rates assessment can be provided to interested parties.

The Uniform Business Rate for the year 2020/2021 is 49.8p in the £. Water and waste water rates are also payable.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

#### ENTRY

On conclusion of all legalities.

#### CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest in writing to the joint agents.

#### LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

#### OFFERS / VIEWING

All offers should be submitted in writing to the joint agents who will also make arrangements to view.

#### Contact:

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