

**VIDEO
TOUR**
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COMMERCIAL PREMISES

- > GROUND FLOOR - 187.25 SQM
(2,015 SQFT)
- > FLEXIBLE LEASE TERMS
- > RENTAL – £11,000 PER
ANNUM
- > SUITABLE FOR A VARIETY OF
USES

TO LET

UNIT 9, BURNBANK CENTRE, SOUTERHEAD ROAD, ABERDEEN, AB12 3LF

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LOCATION

The subjects are situated within Altens Industrial Estate, located approximately 2 miles south of Aberdeen City Centre. The estate itself is accessed via Wellington Road and according, benefits from excellent access to all parts of the city along with providing access to the Aberdeen Western Peripheral Route, the A92 and the Scottish motorway network.

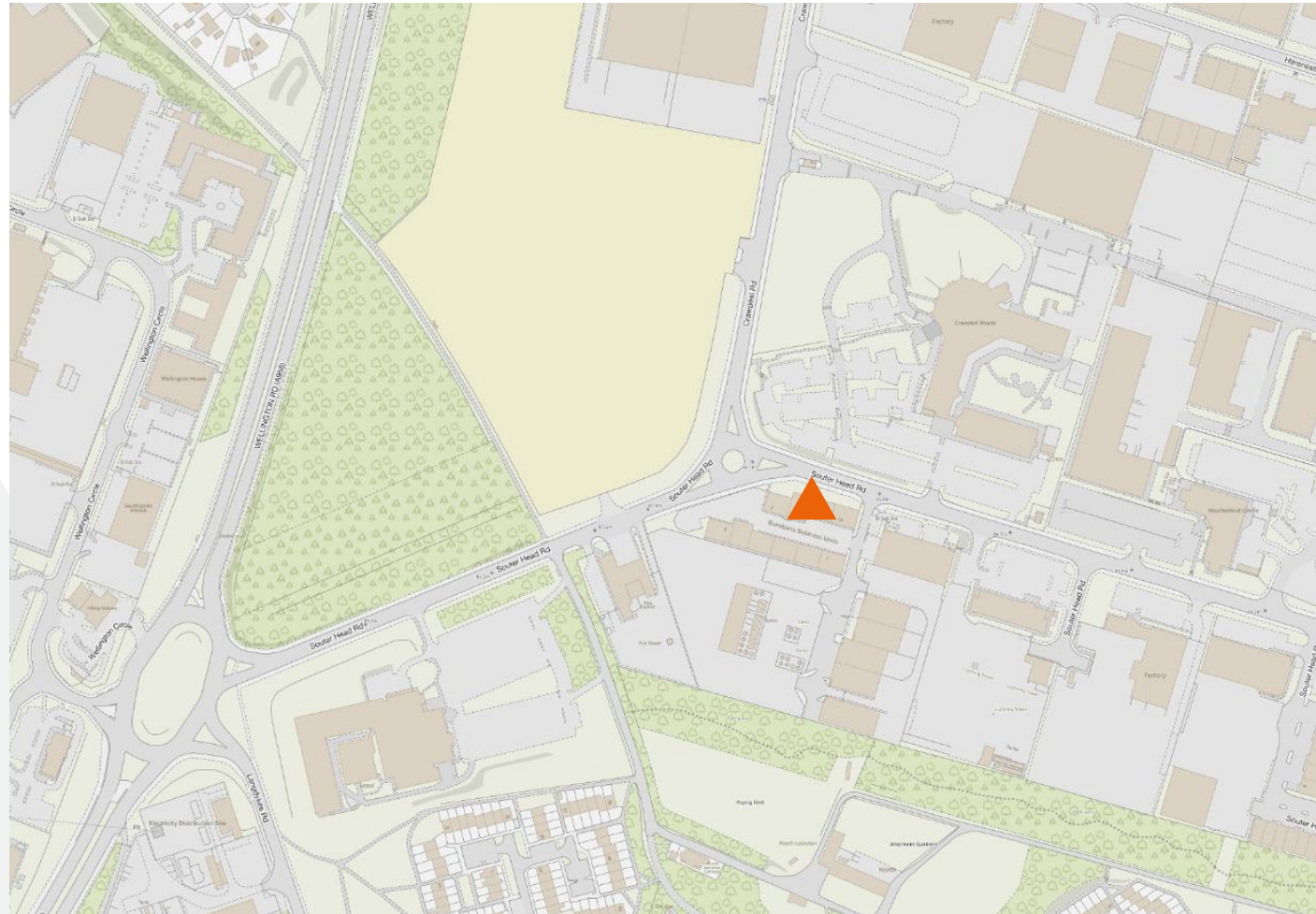
Burnbank Centre is well positioned within Altens Industrial Estate, occupying a prominent location where Souterhead Road meets Crawpeel Road.

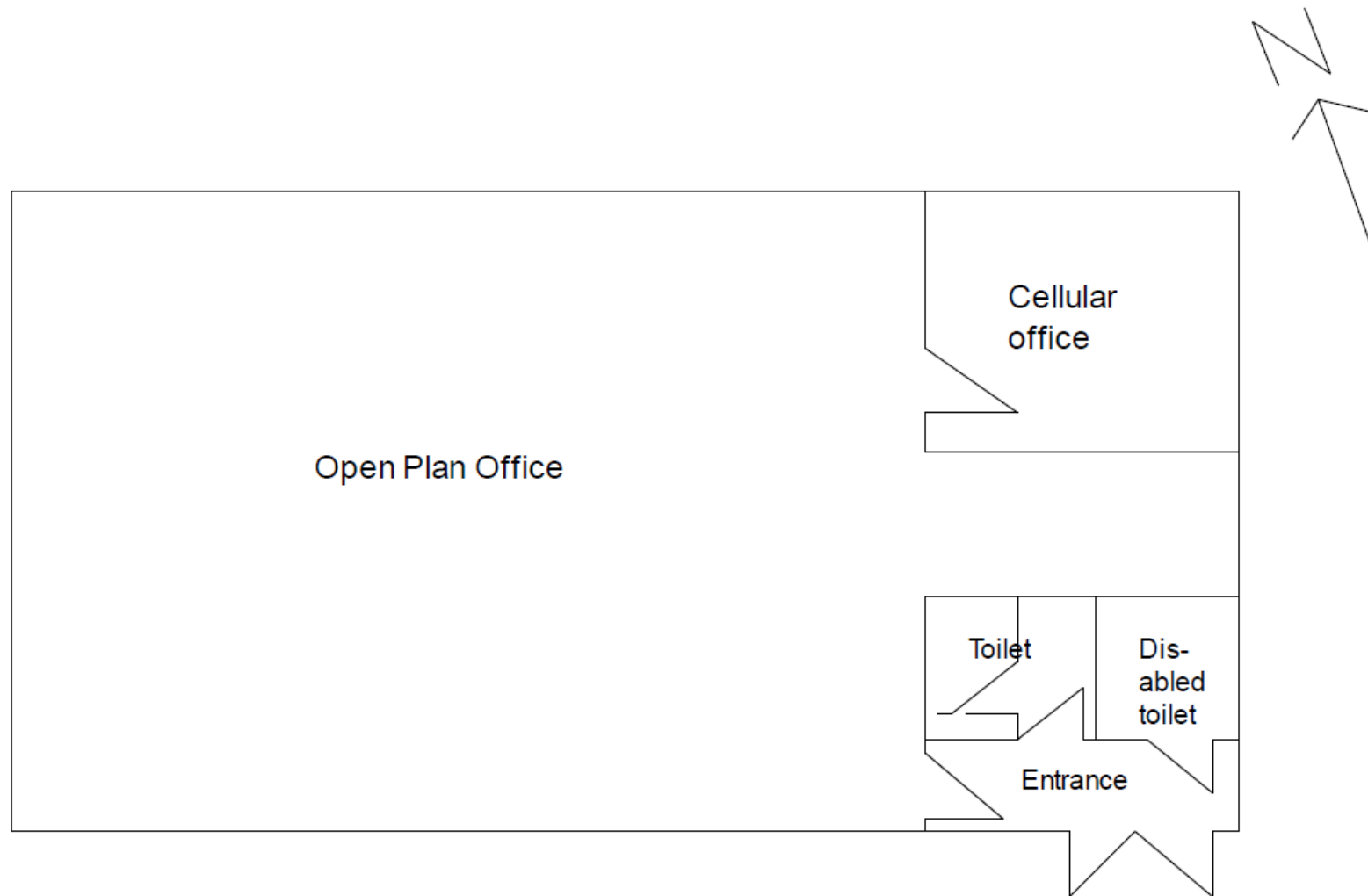
DESCRIPTION

Burnbank Business Centre comprises two single storey terrace buildings along with a common car parking area to the front of the buildings. The office terrace has prominence to Souterhead Road with the second terrace to the rear comprising of small industrial units.

The properties are of brick construction with a pitched, metal roof above. UPVC double glazed windows to both the front and rear provide good natural light to the suites with the units accessed via double doors from the car parking area.

Internally, the subjects provide open plan office accommodation along with dedicated male and female w.c. and tea making facilities. The office area is carpeted throughout with a suspended ceiling installed incorporating recessed fluorescent lighting. Heating is provided by electric panel radiators





Indicative Layout Plan - Unit 9 Burnbank Business Centre

ACCOMMODATION

	m ²	ft ²
Ground Floor	187.25	2,015

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

RENTAL

£11,000 per annum exclusive of VAT.

LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring lease by way of service charge for a negotiable duration.

RATEABLE VALUE

The subjects are entered into the valuation role at a Rateable Value of £18,250.

Any incoming tenant will have the right to appeal the Rateable Value.

The subjects will be eligible for rates relief with further information available upon request.

SERVICE CHARGE:

An incoming tenant will be responsible for payment of a service charge for the upkeep and maintenance of the common areas. A service charge budget can be made available to interested parties.

VAT:

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'B'.

Further information and a recommendation report is available to seriously interested parties on request.

ENTRY DATE:

On conclusion of legal missives.

LEGAL COSTS:

Each party will bear their own legal costs incurred in documenting any transaction. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queen Road, Aberdeen, AB15 4ZN 01224 202800
Mark McQueen mark.mcqueen@shepherd.co.uk

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