



WAREHOUSE AND OFFICE FACILITY

- > OFFICE – 2,714SQM
(29,213SQFT)
- > WAREHOUSE – 700SQM
(7,535SQFT)
- > YARD - 1,449SQM
(15,597SQFT)
- > 111 PARKING SPACES
- > CAN BE LET AS A WHOLE OR
IN PART

TO LET

GATEWAY DRIVE, ABERDEEN GATEWAY. ABERDEEN, AB12 3GW

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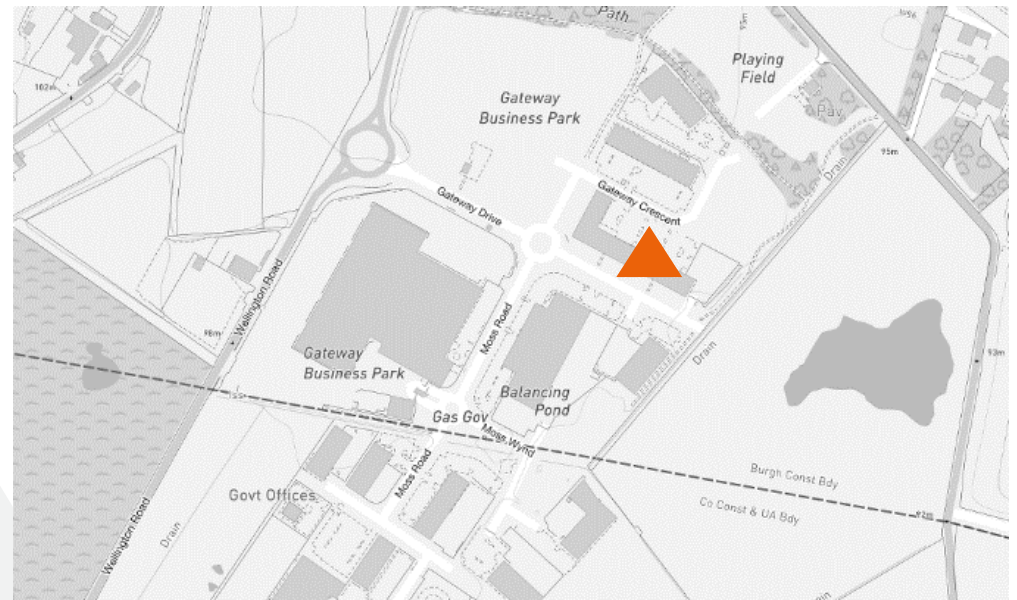
LOCATION

Aberdeen is located in the North East of Scotland and is Scotland's third largest city. The city is recognised as Europe's Oil and Gas capital and is administrative centre of the Aberdeenshire Region located 146 miles north east of Glasgow and 129 miles north of Edinburgh.

The subjects form part of Aberdeen Gateway, a new business/industrial park established in 2008 and located approximately 6 miles to the south of the city.

The park extends to 45 acres and enjoys rapid access onto the A90 which carries traffic in a southerly direction toward Dundee and Edinburgh. Altens and East Tullis Industrial Estates are located a short distance to the north.

Surrounding occupiers include Total, Cameron, Oil States, Eriks, Hydrasun and Driving Standards Agency



DESCRIPTION

The subjects comprise of a modern detached office and warehouse facility with associated yard and car parking. The building is of a steel frame construction clad with insulated composite paneling.

Internally the office accommodation is arranged over two levels to provide largely cellular accommodation. The specifications included:

- Suspended tile ceilings with recessed modern lighting
- Raised access floors
- Aluminum double glazed windows
- Comfort cooling
- 13 Person passenger lift
- Ample staff toilet facilities and amenities at both ground and first floor level
- Floor to ceiling height of 2.7M

The warehouse is located at the south east elevation of the building with an electric roller shutter door providing direct access to the yard.

- 8.75M eaves
- Concrete floor
- Sodium high bay lighting
- Gas fired warm air space heating
- Electric roller shutter door
- Demag 2 tonne overhead crane



ACCOMMODATION

	m²	ft²
Ground Floor Office	1,319	14,201
First Floor Office	1,395	15,021
Warehouse	700	7,535
TOTAL	3,414	36,748

YARD

The subjects benefit from a concrete yard which measures 1,449sqm (15,597sqft) which has been measured using online mapping software.

PARKING

Ample parking is available on site – Approximately 111 spaces are provided.

LEASE TERMS

Our clients lease the accommodation on Full Repairing and Insuring terms unit 1st November 2029.

Our clients are seeking to assign or sub-let their leasehold interest in the subjects. Consideration will also be given to sub-letting the premises in part.

VAT

All figures, prices etc quoted are exclusive of VAT

RENT

Upon application.

Our clients may consider a rental inclusive of rates on the basis of a rental in part.

RATING

The property is currently in the Valuation Roll at a Rateable Value of £575,000.

We would point out that an incoming occupier would have the opportunity to appeal this figure.

If the property is let in part, it will be required to be re-assessed upon occupation.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.

Further details are available upon request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction.

In the normal manner the ingoing tenant will be responsible for all landlord's costs, LBTT, Registration Dues.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

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