

## INDUSTRIAL UNIT WITH LARGE SECURE CONCRETE YARD

- > GROSS INTERNAL AREA –  
149.14 SQM (1,605 SQFT)
- > YARD – 2,387.33 SQM  
(25,697 SQFT)
- > SECURE WAREHOUSE
- > SUBSTANTIAL CONCRETE  
YARD
- > CLOSE PROXIMITY TO  
TRANSPORT CONNECTIONS

TO LET

**WAREHOUSE, LOMOND HOUSE, WELLINGTON CIRCLE, ABERDEEN, AB12 3JG**

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## LOCATION

The subjects are located within the industrial area of Altens, approximately 2 miles south of the city centre. The property is located on Wellington Circle and is directly accessed from the main A956 road, which leads north to Aberdeen City Centre, the harbour, railway station and south to the A90 trunk road & the newly built AWPR providing ultimate connectivity and motorway network beyond.

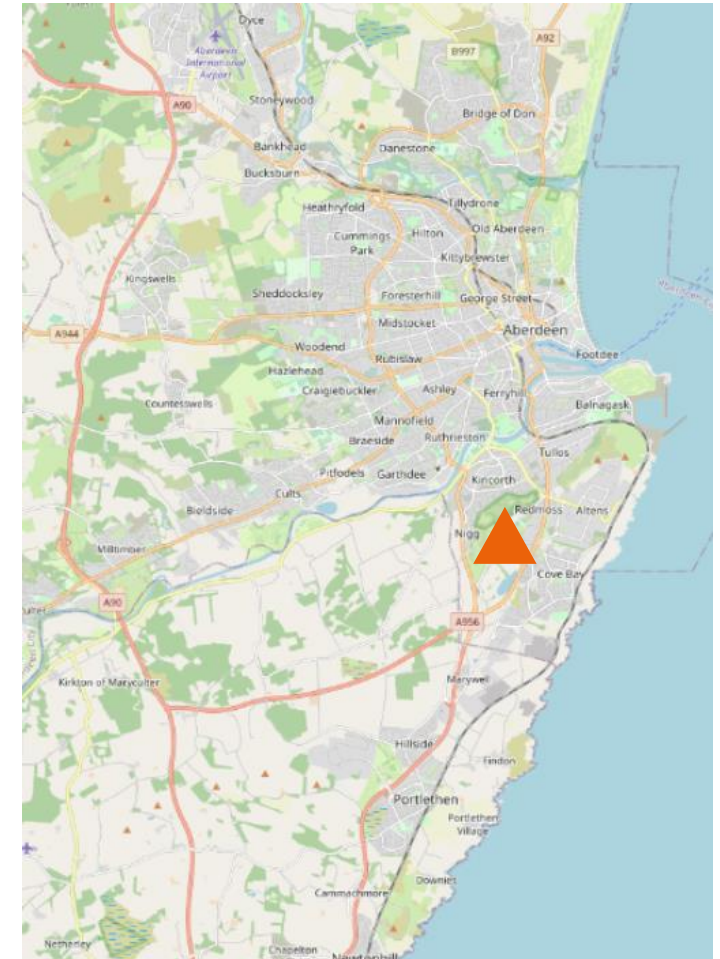
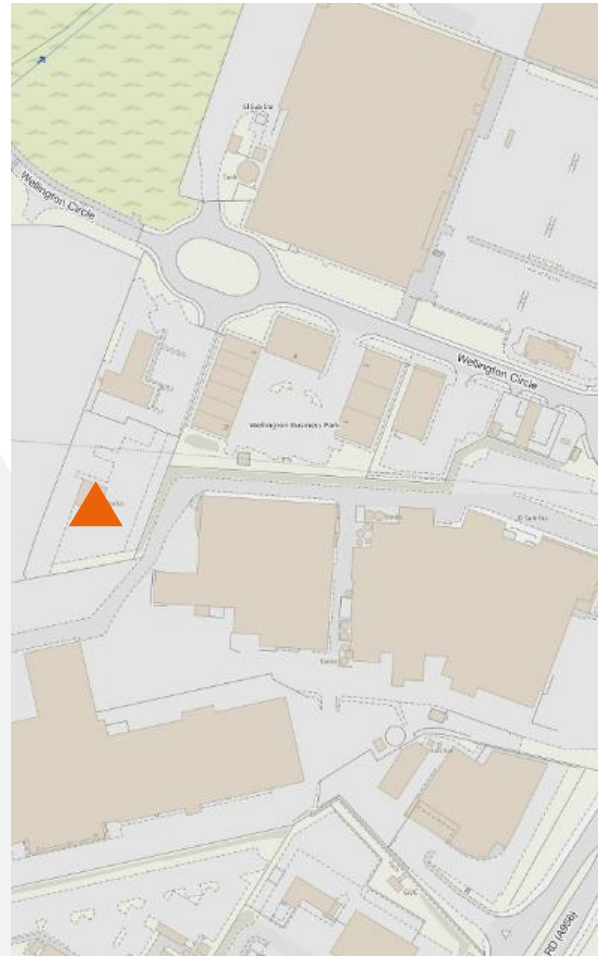
The unit is situated within a large concrete yard on the southern side of Wellington Circle, close to its junction with Wellington Road. Nearby occupiers include Balmoral Group, Makro, Ikea, Royal Mail, Hytorc, Starbucks, Tesla, Shell and Burger King.

## DESCRIPTION

The subject comprises an industrial unit within a substantial concrete yard. The unit is of steel portal frame construction, with rendered concrete blockwork walls to dado height, under a pitched roof, clad with metal profile sheeting. The floor of the unit is concrete.

The subjects are accessed by a pedestrian door to the side of the unit, as well as a large electric roller shutter door (4.65m high x 8.91m wide). The subjects are well lit with LED lighting and translucent panels that provide a good level of natural light. The subjects benefit from WC and tea prep facilities, as well as mezzanine storage space.

The yard is largely laid in concrete with sections of hardcore. Security is provided by perimeter fencing and padlocked pedestrian and vehicular gates. A 3 phase interceptor is also in situ.



## ACCOMMODATION

The subjects provide the following accommodation which have been measured on a gross internal area basis:

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	140.18	1,509
Mezzanine	8.96	96
<b>Total</b>	<b>149.14</b>	<b>1,605</b>
Yard (approx.)	2,387.33	25,697

## RENT

Upon application.

## LEASE TERMS

Our client is willing to consider flexible lease terms upon covenant strength. Any medium to long term lease will provide for periodic rent reviews.

## RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll from 1<sup>st</sup> April 2023 as follows:

NAV/RV : £33,000

An incoming occupier would have the opportunity to appeal the Rateable Value.

## ENERGY PERFORMANCE CERTIFICATE

The property has a current EPC Rating of E however upon completion of refurbishment, the building EPC is anticipated to be a B rating.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred during any transaction. The tenant will be liable for any LBTT or registration due where applicable.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate



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

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