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## COMMERCIAL PREMISES

- > GROUND FLOOR - 167.96 SQM  
(1,807 SQFT)
- > FLEXIBLE LEASE TERMS
- > RENTAL – £10,000 PER  
ANNUM
- > SUITABLE FOR A VARIETY OF  
USES

TO LET

**UNIT 10, 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.

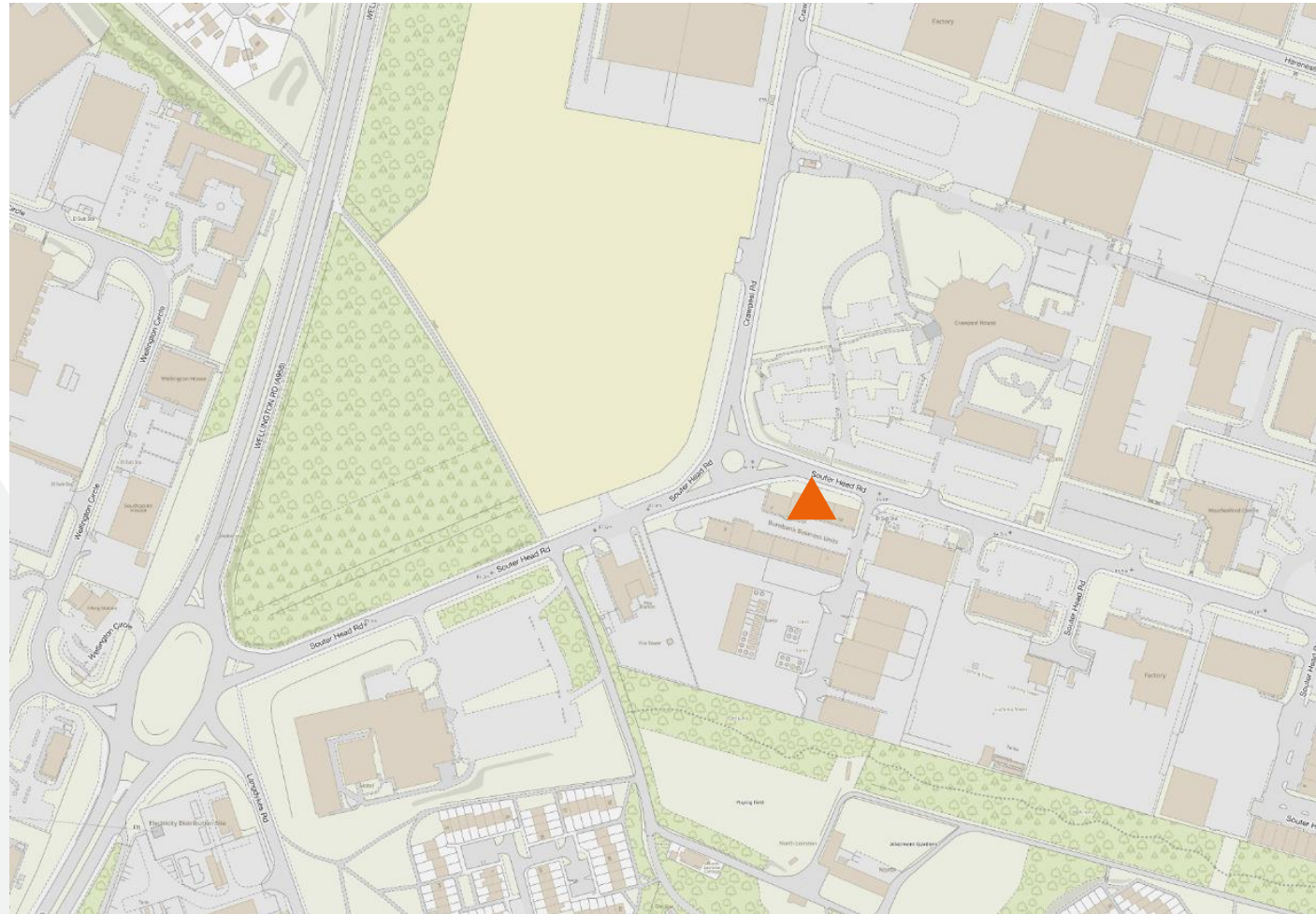
Burnbank Centre is well positioned within Altens Industrial Estate, occupying a prominent location where Souterhead Road meets Crawpeel Road.

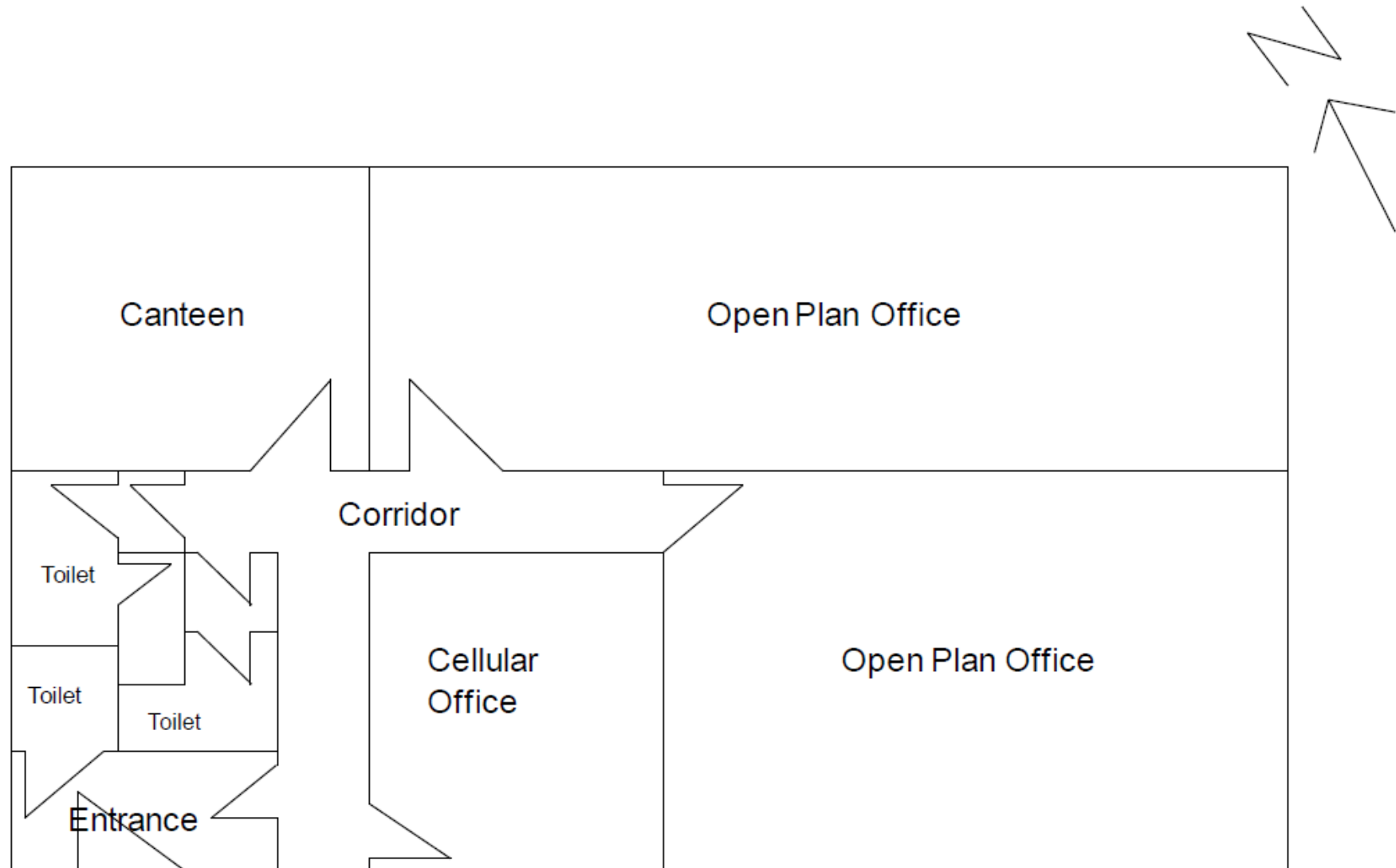
**DESCRIPTION**

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 partitioned office accommodation along with a large kitchen/canteen and male, female and disabled w.c. facilities. The office accommodation is carpeted throughout and a suspended ceiling with recessed fluorescent light fitting is installed, heating is via a gas fired central heating system.





Indicative Layout Plan – Unit 10 Burnbank Business Centre

**ACCOMMODATION**

**m<sup>2</sup>      ft<sup>2</sup>**

Ground Floor                      167.96      1,807

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

**RENTAL**

£10,000 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 £17,750.

Any ingoing 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 ingoing 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 'C'.

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 ingoing tenant will be responsible for any LBTT and Registration Dues applicable.



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

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