



# FOR SALE / TO LET

## INDUSTRIAL UNIT WITH OFFICE AND YARD SPACE

In close proximity to Aberdeen  
harbour

Gross Internal Area: 552.46 sqm  
(5,947 sqft)

Concrete Yard: 609 SQM  
(6,555 sqft)

Rental - £45,000pa

Price - £360,000



VIDEO TOUR



WHAT 3 WORDS

**35 ST CLEMENT STREET, ABERDEEN AB11 5FU**

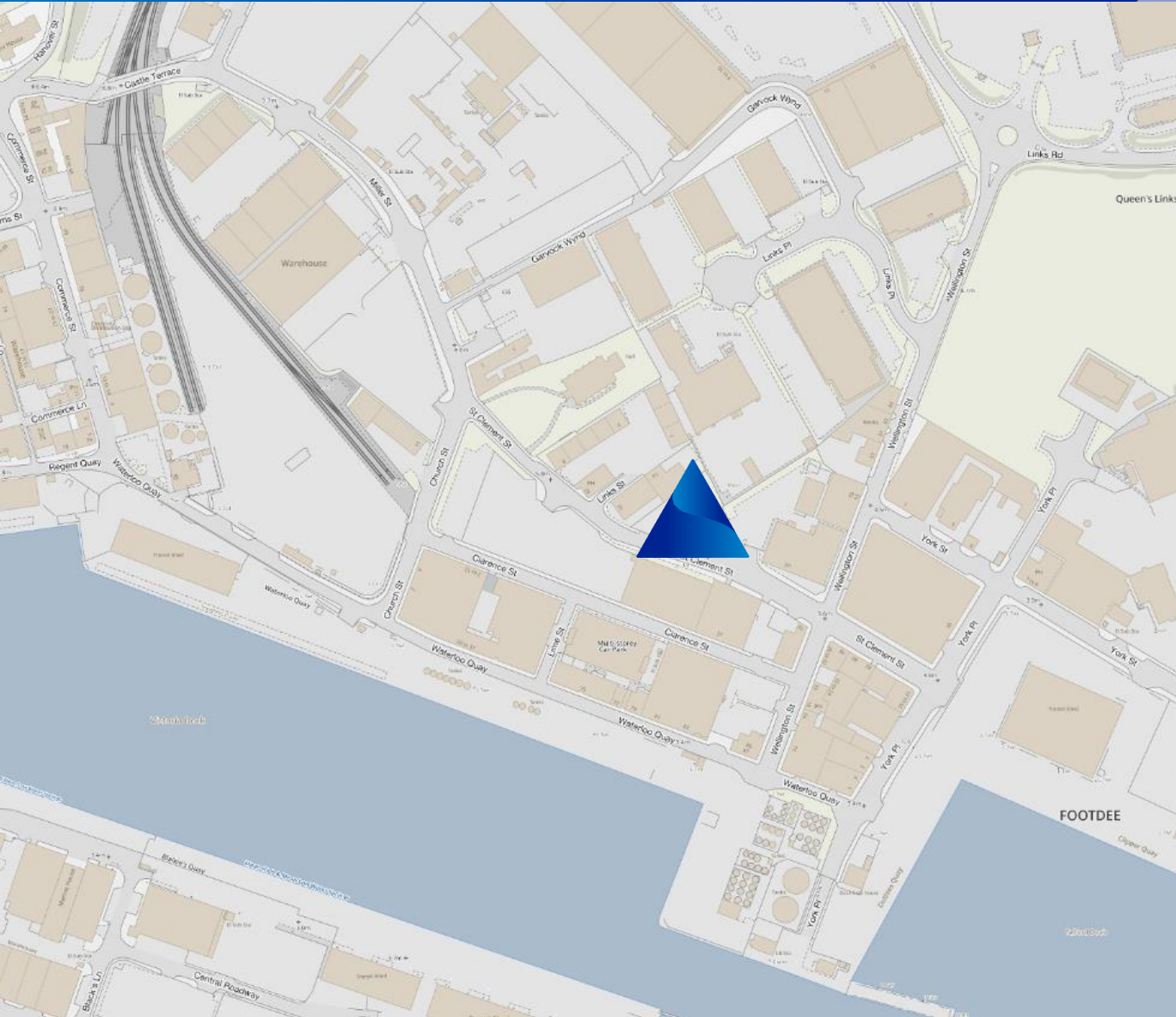
**CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202836 | [shepherd.co.uk](http://shepherd.co.uk)**





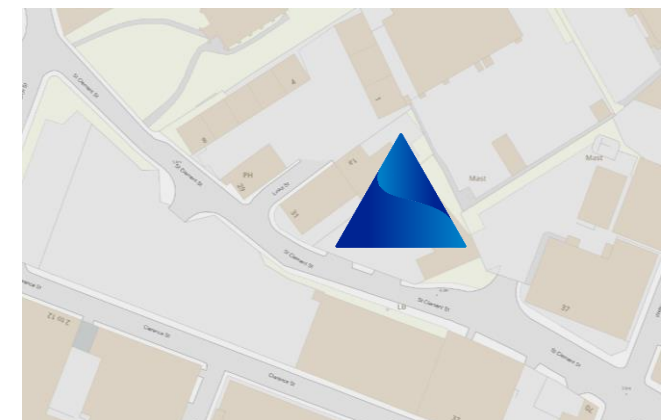
# Location

35 ST CLEMENT STREET, ABERDEEN AB11 5FU



The subjects are situated on the north side of St Clement Street within a predominantly industrial area located to the immediate west of Aberdeen city centre and in relatively close proximity to Aberdeen Harbour.

More specifically the subjects are located in between the junctions to Wellington Street and Links Street. The subjects benefit from relatively good access to the local and national road network and to the harbour, and the city centre amenities are located to the east. Nearby occupiers include Halliburton, Gordon McWilliam, Distrigo Allied Parts and a variety of other local and national occupier types.



**Industrial premises in close proximity to Aberdeen Harbour**

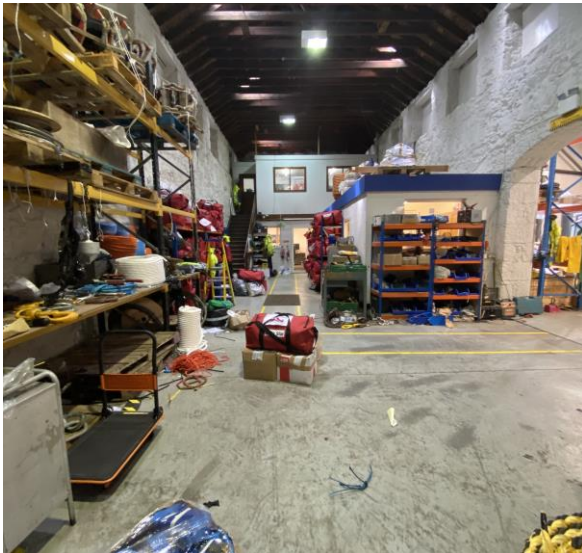


FIND ON GOOGLE MAPS



# Description

35 ST CLEMENT STREET, ABERDEEN AB11 5FU



The subjects comprise a warehouse premises with ancillary office accommodation, together with a secure yard. The property comprises a traditional double height stone built property, which has a timber frame and a pitched roof overlaid in slate. Attached to the east is a more modern industrial unit of steel portal framed construction with a roof over pitched in clad.

Internally, the space is split to provide an open warehousing area together with two ground floor internal offices, WC facilities and a small mezzanine housing a small open plan office space. The more modern warehouse is accessed via 2 electrically operated roller shutter doors to the front elevation.

Externally, the subjects benefit from a concrete surfaced yard to the front of the building, which has been secured by means of a steel palisade fence.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground – Traditional Workshop</b>	96.72	1,041
<b>Ground – Office / Staff</b>	41.70	449
<b>Ground – Modern Workshop</b>	390.93	4,208
<b>First – Mezzanine Offices</b>	23.11	249
<b>TOTAL</b>	<b>552.46</b>	<b>5,947</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Rental

£45,000 per annum exclusive of VAT and payable quarterly in advance.

## Lease Terms

The premises are available on the basis of a new lease of negotiable duration. Any medium to long term lease durations will be subject to upward only rent review provisions.

## Price

£360,000 exclusive of VAT.

## Rateable Value

The subjects are currently entered into the Valuation Roll as a depot at a rateable value of £32,500.

An ingoing occupier will have the opportunity to appeal this figure. In addition, rates relief maybe available with further information available upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Energy Performance Certificate

The EPC is available upon request.

## Legal Costs

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

The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



## Get in Touch

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



**James Morrison**

[james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk)

## Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN  
t: 01224 20280



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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