

## VIDEO TOUR

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### FIRST FLOOR OFFICE ACCOMMODATION

- > GROSS INTERNAL AREA –  
91.59 SQM (986 SQFT)
- > RENTAL - £10,000 PER  
ANNUM
- > CAR PARKING AVAILABLE



TO LET

**9 ABBOTSWELL ROAD, ABERDEEN, AB12 3AD**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are located on the south side of Abbotswell Road close to its junction with Craigshaw Drive within West Tullos Industrial Estate. West Tullos benefits from excellent access to Aberdeen's main road network via Wellington Road which links the location to the City Centre and harbour areas to the north of the subjects.

In addition, the subjects are a short distance to the south of the recently completed Aberdeen Western Peripheral Route (AWPR) easily linking the area to all parts of the City and the Scottish motorway network.

## DESCRIPTION

The subjects comprise of first floor office premises within a detached industrial unit. The subjects from good natural light from aluminium framed double glazed window units with access to the suite being from a dedicated single aluminium door.

The office itself provides open plan office accommodation that has been split to provide various sized offices. The accommodation has been carpeted throughout with lighting by fluorescent fitments and heating provided by a gas fired radiator system.

Dedicated male and female w.c. facilities along with a tea prep can also be found at ground floor level.



## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
First Floor	91.59	989

The above floor areas have 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 at the prevailing rate.

## LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £14,000.

Rates relief will be available to qualifying purchasers through Small Business Rates Relief Bonus Scheme with further information available on request.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of '...'.  
 Further information and a recommendation report is available to seriously interested parties on request.

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## VAT

All figures quoted are exclusive of VAT.

## ENTRY

Immediate Entry is available

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The incoming occupier or purchaser will be responsible for any LBTT and Registration Dues, if applicable.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN  
**Mark McQueen**, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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