

**VIDEO  
TOUR**  
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## OFFICE PREMISES

- > WITHIN POPULAR INDUSTRIAL ESTATE
- > GROUND AND FIRST FLOOR
- > FLOOR AREA – 905.45 SQM (9,746 SQFT)
- > 39 CAR PARKING SPACES
- > RENTAL £50,000 PER ANNUM

**TO LET**

**OSLO HOUSE, CRAWPEEL ROAD, ABERDEEN, AB12 3LG**

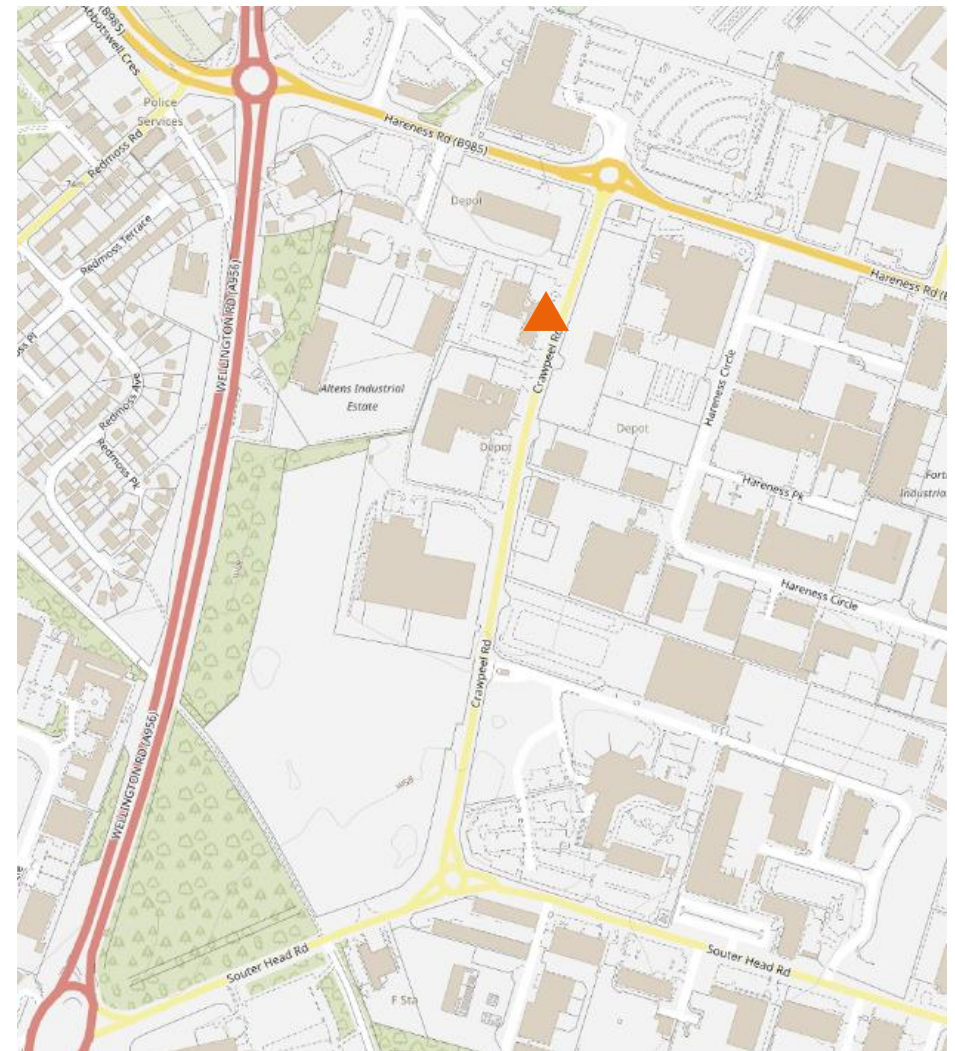
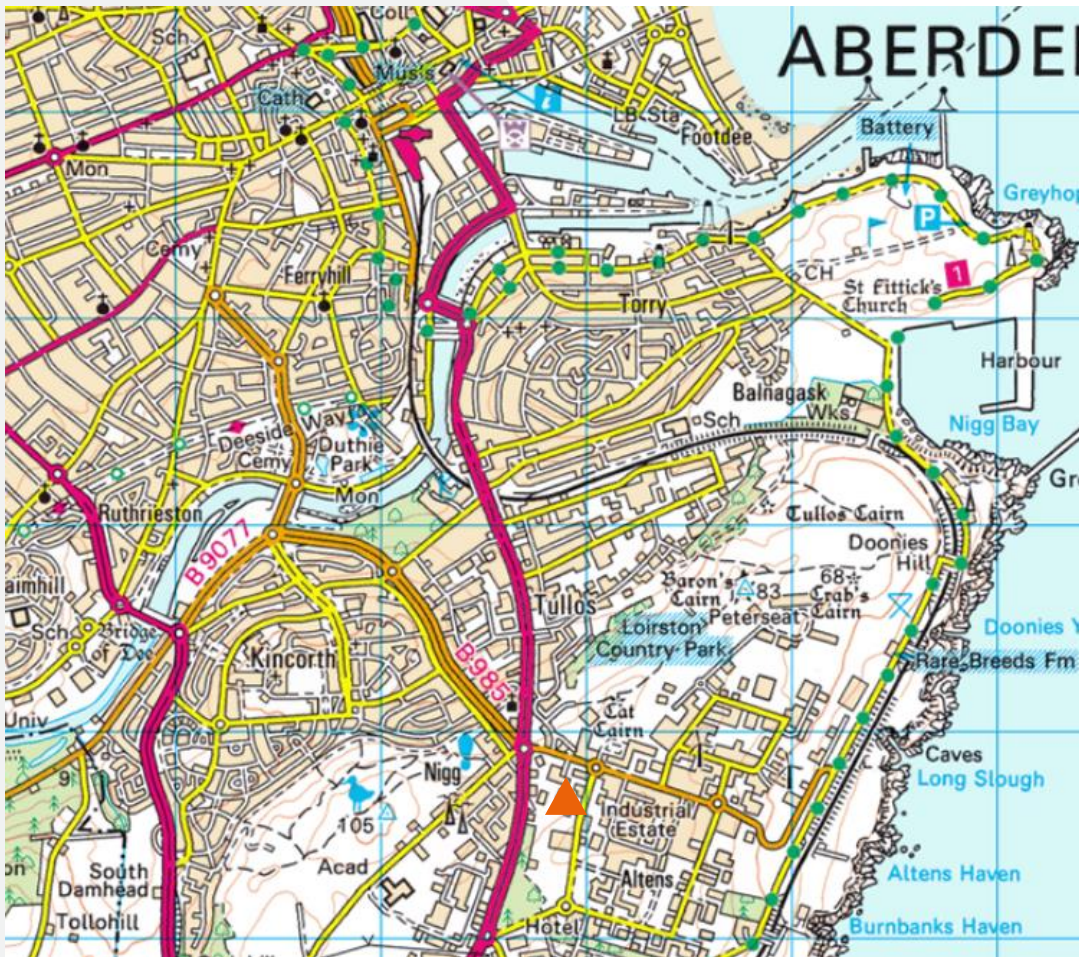
**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202 800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The property is located within the Altens Industrial Estate which is one of Aberdeen's main industrial locations and is located approximately 2 miles south of Aberdeen City Centre. The location benefits from being in close proximity to the A90 and the AWPR and as such provides rapid access to the main road network.

Surrounding commercial occupiers including Wood, Mercedes Benz Trucks, William Wilson and Odfjell Drilling.



## DESCRIPTION

The subjects comprises of a two storey office facility with dedicated car parking.

The accommodation is laid out to provide a mixture of open plan and private office accommodation with kitchenette and w.c. facilities on both levels. There are good levels of natural light throughout via windows to all elevations with artificial lighting being provided by CAT 2 fitments within the suspended tile ceiling.

## CAR PARKING

The subjects provide parking for approximately 39 cars.

## ACCOMMODATION

The subjects provide the following accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
Ground Floor	451.45	4,859
First Floor	453.99	4,887
<b>Total</b>	<b>905.45</b>	<b>9,746</b>

## RENTAL

£50,000 per annum.

## LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.



### RATEABLE VALUE

The subjects are currently entered in the Valuation Roll as part of a larger entry and will require to be reassessed.

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

### VAT

All figures quoted are exclusive of Value Added Tax.

### ENERGY PERFORMANCE CERTIFICATE

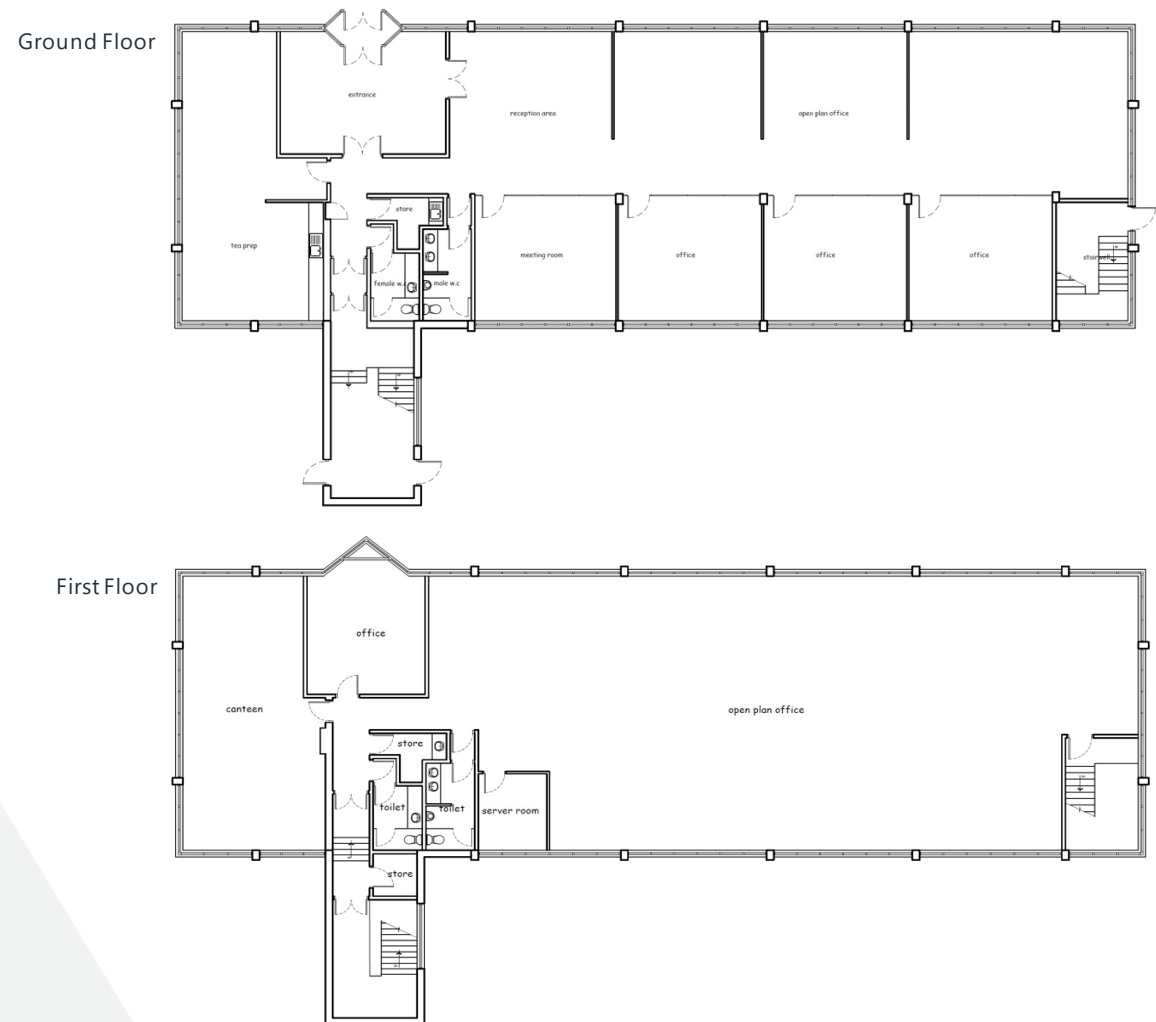
An EPC is available on request.

### ENTRY

Immediately upon completion of legal formalities.

### LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.



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

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

Mark McQueen [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) | 01224 202 828

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