



TO LET/MAY SELL | INDUSTRIAL

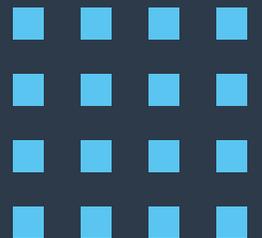
Unit 6 | 99 Crombie Road | Aberdeen | AB11 9QP

- Comprehensively refurbished (September 2023)
- Flexible lease terms available
- Close proximity to Aberdeen City Centre & the Port of Aberdeen
- EPC Rating: A (06)
- **Rent:** £52,250 per annum (exc VAT) on Full Repairing and Insuring lease terms.
- **Purchase:** Offers invited for our client's heritable interest

[Map Link](#)

[Digital Tour](#)

511.34 SQM
(5,504 SQ FT)



Location

The Port of Aberdeen is an established and strategically positioned commercial location within the City of Aberdeen, benefitting from immediate access to the City Centre and main road network via Wellington Road/A90 dual carriageway, providing direct routes north and south.

Nearby occupiers within the harbour and surrounding industrial estate include a mix of national and regional operators servicing marine, energy and logistics sectors.

Description

Unit 6 comprises an end-terrace industrial unit of steel portal frame construction beneath a pitched roof, clad in insulated profile metal sheeting with translucent roof panels. Internally, the accommodation provides a clear-span workshop together with office and ancillary accommodation.

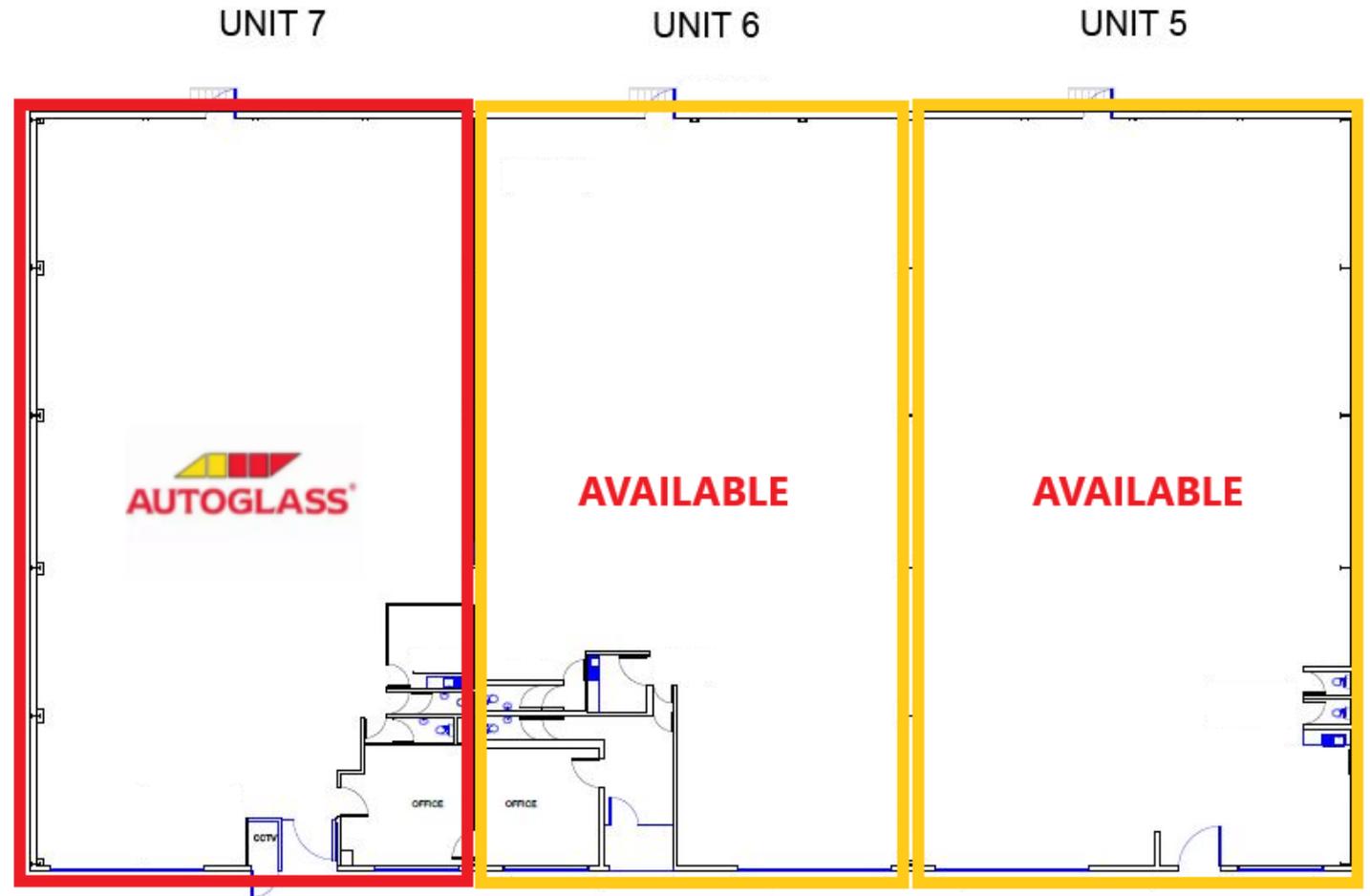
Externally, the property benefits from a concrete forecourt providing dedicated car parking and loading.

Comprehensive refurbishment (September 2023)

- Replacement of all roof coverings and front elevation cladding
- Replacement of all vehicle access doors
- Renewal of all external doors and windows
- Clearing, rodding and re-lining of rainwater goods
- Internal redecoration of workshop floors, walls and structural steelwork
- Refurbishment of internal office and staff amenity accommodation

Speciation includes:

- Approx. 5.6m wall head height
- High bay LED lighting
- Electric roller shutter door
- Three-phase power supply
- Dedicated on-site car parking
- Concrete loading forecourt



Accommodation

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Workshop	439.10 sqm	(4,726 sq ft)
Office	72.24 sqm	(778 sq ft)
Total	511.34 sqm	(5,504 sq ft)
Mezzanine	72.24 sqm	(778 sq ft)

Services

The property is served with mains electricity and water with drainage being to the main public sewer.

Energy Performance

A [06]. Full documentation is available upon request.

Non-Domestic Rates

The property is entered in the Valuation Roll with a Rateable Value of £43,000, effective from April 2026.

For the 2026/2027 rating year, the Basic Uniform Business Rate is £0.481 in the £ for properties with a Rateable Value of £51,000 or less.

Estimated Rates Payable:
£43,000 × 0.481 = £20,683 per annum

The incoming occupier has the right to challenge the Rateable Value by lodging a Proposal with the relevant Assessor within the prescribed statutory time limits.

Water and wastewater charges are payable in addition. All figures are indicative and should be independently verified.

Rent

£52,250 per annum on Full Repairing and Insuring lease terms.

Price

Our client may consider the sale of their heritable (freehold) interest in the property. Offers are invited.



VAT

All prices quoted in this schedule are exclusive of VAT.

Costs

Each party will be responsible for their own costs. Any ingoing tenant will be responsible for their own legal costs. Any ingoing tenant will be responsible for the payment of LBTT and registration dues.

Anti-Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Tenants. Once an offer has been accepted, the prospective Tenant(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

IMPORTANT NOTE: DM Hall/Ryden for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract, (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall/Ryden has any authority to make or give any representation or warranty whatever in relation to the property, (iv) All prices, premiums and rents quoted are exclusive of VAT, (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

Make an enquiry

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