

DM HALL

To Let

INDUSTRIAL



**Unit 6 Links Street,
Aberdeen,
AB11 5EX**

- Close proximity to Aberdeen City Centre and the Port of Aberdeen
- Flexible lease terms available
- Eligible for the Small Business Bonus Scheme
- Rent: £14,500 per annum

**102.19 SQM
(1,100 SQ FT)**

Property Details

LOCATION

Links Street is an established industrial location situated within the Port of Aberdeen, lying in close proximity to Aberdeen City Centre. The area benefits from immediate access to Aberdeen Beach and the Beach Boulevard, providing direct links to the city centre, Aberdeen Harbour and the wider road network.

 [Map Link](#)

DESCRIPTION

The property comprises a modern mid-terrace industrial unit of steel portal frame construction. Internally, the accommodation provides an open-plan workshop with dedicated office accommodation and WC facilities positioned to the front of the unit.

The specification includes:

- Insulated profile metal sheet cladding
- Designated office accommodation
- WC facilities
- Eaves height of approximately 4.0 metres
- LED high-bay lighting
- Roller shutter vehicular access door
- Three-phase electricity supply

Two dedicated car parking spaces are provided to the front of the unit, with additional communal parking available within the estate

USE

Historically the property been in use as per Class 4 (Business), 5 (General Industrial) and 6 (Storage or Distribution), as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997. Any alternative use would be subject to Local Authority consent.

 [Digital Tour](#)

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:

Ground Floor	102.19 sqm	(1,100 sq ft)
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DM HALL

Regulated by
 **RICS**®

SERVICES

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

ENERGY PERFORMANCE

B [18]. Full documentation is available upon request.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a 2026 Draft Ratable Value of: £13,500.

The Uniform Business Rates for the year 2026/27 is £0.48 in the £ (applicable from April 2026), this the estimated rates payable will be £6,494*

*Any ingoing occupier may qualify for Rates Relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the Local Authority.

Water and wastewater rates are also payable.

RENT

£14,500 per annum on Full Repairing and Insuring lease terms.

SERVICE CHARGE

A service charge will be payable to cover the cost of the maintenance, upkeep and repair of the common parts of the building and development.

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.



Make an enquiry

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