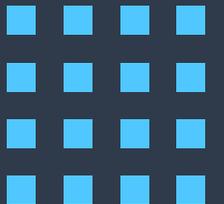




TO LET | INDUSTRIAL

Units 1-7 Crombie Road | Aberdeen | AB11 9QP

- 7 individual industrial units
- From 511.34 sq m (5,504 sq ft) to 1,336.88 sq m (14,390 sq ft)
- Comprehensively refurbished
- Flexible lease terms available
- Close proximity to Aberdeen City Centre & the Port of Aberdeen



Location

The subjects are located a short distance to the immediate south of Aberdeen city centre, standing on the north side of Crombie Road and forming part of an established industrial area in very close proximity to the Port of Aberdeen.

The location also benefits from good access onto the main trunk road network, most notably Wellington Road which links onto the Aberdeen Western Peripheral Route and A90 trunk road.

Description

The subjects comprise a terrace of 7 individual industrial units, each of which provide an internal eaves height of 5.6 metres. The buildings are constructed from a modern steel portal framework and have recently undergone a full programme of refurbishment, including;

- Replacement of all roof coverings and external cladding (to the front elevation)
- Replacement of all vehicle access doors
- Renewal of all external doors and windows
- Clearing, rodding and re-lining of all rainwater goods
- Internal redecoration of workshop flooring, walls and structural steelwork
- Refurbishment of internal offices/staff amenity blocks

Each unit includes office and staff toilet facilities, with a concrete forecourt located to the front for car parking.



- | | |
|-----------------------------|-------------------------|
| 1. Autoglass | 11. Freedom House |
| 2. Trojan Crates | 12. PD&MS Group |
| 3. Joseph Robertson | 13. Jewson |
| 4. Subsea Pressure Controls | 14. Petrofac |
| 5. Marine Scotland | 15. ASCO UK |
| 6. SEPA | 16. Caledonian Oil |
| 7. Peterson UK | 17. Union Square |
| 8. Torry Marine Base | 18. Regent Centre |
| 9. NOV | 19. Salvesen Tower |
| 10. Neptune Energy | 20. Maritime Coastguard |



Floor Areas

Unit	Area (sq m)	Area (sq ft)
1	1,336.88	14,390
2	Let to Trojan Crates	
3	571.41	6,151
4	581.28	6,257
5	520.06	5,598
6	511.34	5,504
7	Let to Autoglass	
Total	4,090.56	44,030

The foregoing have been calculated on a gross internal area basis in accordance with the current edition of the RICS Code of Measuring Practice.

Services

Each unit benefits from separate supplies of electricity (3 phase) and water. Although no heating is present in the workshop accommodation, background space heating is provided to the office and staff facilities via pressed steel radiators.



Unit	Rating	EPC Rating	Quoting Rent
1	£91,000	D(58)	£115,000
2	£44,000	C(32)	LET
3	£44,000	C(39)	£58,500
4	£46,250	C(33)	£59,500
5	£35,000	A(09)	£53,250
6	£37,750	C(37)	£52,250
7	£36,50	C(38)	LET

The units are available to let individually or combination, as required.

RATING

The uniform business rates for the year 2023/2024 is 49.8p in the £ for properties with a rateable value of £51,000 or less, and 51.1p in the £ for properties with a rateable value of £51,001 to £95,000.

The rateable values may require to be reassessed depending on the agreed lettings.

The units are understood to be eligible for Fresh Start Relief which can provide 100% rates relief for up to 12 months following occupation. Further information can be obtained from Aberdeen City Council's Non Domestic Rates Team or <https://www.aberdeencity.gov.uk/services/business-and-licensing/fresh-start-relief>

Proposal

The units are available to let on new, full repairing and insuring leases.

Entry

Immediate entry available.

Legal Costs

Each party will be responsible for their own legal costs. The tenant will be responsible for the payment of any LBTT or registration fees.

Offers/Viewing



DM Hall LLP
4-5 Union Terrace, Aberdeen, AB10 1NJ
01224 594 172

stuart.johnston@dmhall.co.uk
07913 046 226

ruari.macintyre@dmhall.co.uk
07515 069 525

Ryden

Ryden LLP
The Capitol
431 Union Street, Aberdeen, AB11 6DA
01224 588 866

paul.richardson@ryden.co.uk
07789 986 141

thomas.codona@ryden.co.uk
07570 382 544



IMPORTANT NOTE DM Hall 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 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 client's solicitors.

DATE OF PUBLICATION
SEPTEMBER 2023

