

 Digital Tour



**CLASS 4, 5 & 6 —
BUSINESS, GENERAL
INDUSTRY, STORAGE
OR DISTRIBUTION**

**Unit 3 Links Street,
Aberdeen,
AB11 5EX**

- Well-presented end-terrace industrial unit
- Suitable for Class 4, 5 & 6 uses (Business, General Industrial, Storage or Distribution)
- Located close to Aberdeen City Centre and the Port of Aberdeen
- Eligible for Small Business Bonus Scheme (subject to application)
- Rent: £18,000 per annum

**130.16 SQM
(1,400 SQ FT)**

Property Details

LOCATION

The property is situated on Links Street, within an established industrial location positioned immediately east of Aberdeen City Centre.

The surrounding area comprises a mixture of industrial, trade counter and commercial occupiers and benefits from excellent connectivity to the Port of Aberdeen, city centre amenities and the wider trunk road network.



Map Link

DESCRIPTION

The property comprises a modern end-terrace industrial unit of steel portal frame construction with insulated profile metal cladding. Internally, the unit provides an open-plan workshop area with supporting office accommodation and staff welfare facilities.

Specification includes:

- Insulated profile metal cladding
- Eaves height: approximately 4 metres
- LED high-bay lighting
- Roller shutter vehicular access door
- 3-phase electricity supply
- Private office accommodation
- WC and staff welfare facilities

Externally, the property benefits from two designated car parking spaces to the front together with additional communal parking within the estate.

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 130.06 sqm (1,400 sq ft)

SERVICES

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

ENERGY PERFORMANCE

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Full documentation is available upon request.

NON-DOMESTIC RATES

The property is listed within the Valuation Roll with a Rateable Value of £15,000.

For the 2026/2027 rating year, the basic uniform business rate is £0.481 in the pound, resulting in an estimated rates liability of: £7,215 per annum

Qualifying occupiers may be eligible for Small Business Bonus Scheme (SBBS) relief, subject to application and eligibility. Water and wastewater charges will also be payable.

RENT

£18,000 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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DM HALL



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RICS

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