



TO LET

INDUSTRIAL PREMISES

Situated in close proximity to
Aberdeen Harbour & City Centre

Gross Internal Area approx. –
2,694.19sqm (29,000sqft)

Short or long term durations
available

£9,666 + VAT per month



WHAT 3 WORDS

**54 MENZIES ROAD / SOUTH ESPLANADE WEST,
ABERDEEN, AB11 9HJ**

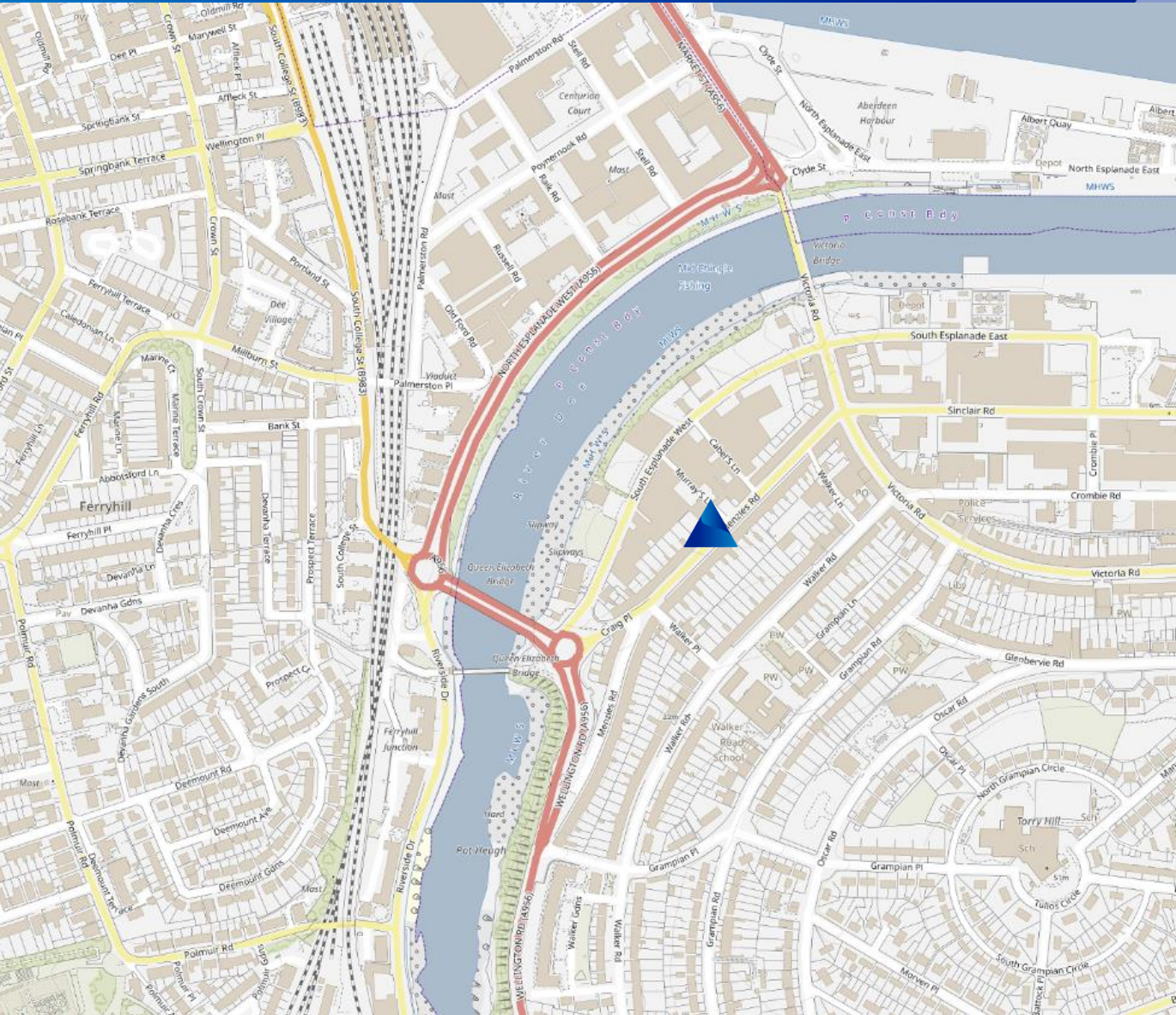
CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location and Description

54 MENZIES ROAD / SOUTH ESPLANADE WEST, ABERDEEN, AB11 9HJ



Location

The subjects are located within the Torry area of Aberdeen to the South of Aberdeen City Centre. Torry is mainly a large residential area, however it is well served with commercial uses to include retail and industrial. Menzies Road is accessed via Victoria Road, which is essentially the main retail thoroughfare within Torry and a number of national and local operators are located here.

Description

The premises comprise of an industrial unit which fronts both Menzies Road and South Esplanade West. The warehouse is of a blockwork construction with a pitched roof over with access being via roller shutter doors or pedestrian access doors.

Accommodation

The subjects have been measured on a gross internal area basis and provide approx. 2,694.19sqm (29,000sqft) of warehouse accommodation.

Industrial unit available on a short or long term basis



FIND ON GOOGLE MAPS





The Detail

54 MENZIES ROAD / SOUTH ESPLANADE
WEST, ABERDEEN, AB11 9HJ

Rental

£9,666 + VAT per month

Lease Terms

Our clients will entertain short or longer term lease durations.

Rateable Value

The subjects form part of a larger entry however the apportionment has been calculated to be £3,675 payable per month.

Energy Performance Certificate

Available upon request

VAT

All figures quoted an exclusive of vat at the prevailing rate

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



Previous Use as Car Repair

Get in Touch

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



James Morrison

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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