

Ryden

TO LET

CITY CENTRE INDUSTRIAL UNIT
184.35 SQ M (1,984 SQ FT)



UNIT 1
NOVAR PLACE
ABERDEEN
AB25 3LG

CLOSE TO CITY CENTRE
VEHICULAR ACCESS
AVAILABLE IMMEDIATELY

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LOCATION

The subjects are located on the north side of Novar Place, at its junction with Ann Street to the periphery of Aberdeen City Centre. The subjects are located within an industrial/commercial location and are approximately 1 mile from Aberdeen City Centre.

Surrounding occupiers include; Aberdeen Sewing Machines, Rosemount Textiles, Mitchell's Detailing Aberdeen and Repro Overflow.

DESCRIPTION

The subjects comprise an industrial unit of steel portal frame construction with blockwork walls to dado height and clad above with profiled metal sheet. The roof is pitched and of profile metal sheet, incorporating translucent panels for natural light. The unit has timber framed double-glazed windows and internally the unit comprises workshop and office accommodation with two toilets.

Vehicular access is provided to the unit via an up-and-over roller shutter door measuring 4 metres in width and 4 metres in height. The eaves height of the building is 4.4 metres.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	172.07	1,852
OFFICE & STAFF WELFARE	12.28	132
TOTAL	184.35	1,984

RENT

Upon application.

LEASE TERMS

Our clients are seeking to lease the premises on new Full Repairing and Insuring terms for a period to be agreed. Any medium/long-term leases will provide for upward only rent reviews at periodic intervals.

EPC

The subjects have an EPC Rating of F. A copy of the EPC and Recommendations Report can be provided upon request.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as follows:

CURRENT RV (01-APR-23)	DRAFT RV (01-APR-26)
£16,250	£18,500

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

ENTRY

Immediate, upon conclusion of legal missives.

**THE SUBJECTS
ARE LOCATED
WITHIN AN
INDUSTRIAL/
COMMERCIAL
LOCATION
CLOSE TO THE
CITY CENTRE**



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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