

TO LET

**TERRACED
INDUSTRIAL UNIT**

Size – 211.48 sqm (2,277 sqft)

Within established industrial
location

Rental - £20,000 per annum

VIRTUAL TOUR 

**UNIT 7 LOGMAN CENTRE, GREENBANK CRESCENT, EAST TULLOS,
ABERDEEN, AB12 3BG**

**CONTACT: James Morrison j.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk
Chris Ion, chris.ion@g-s.co.uk | 01224 625024 | g-s.co.uk**





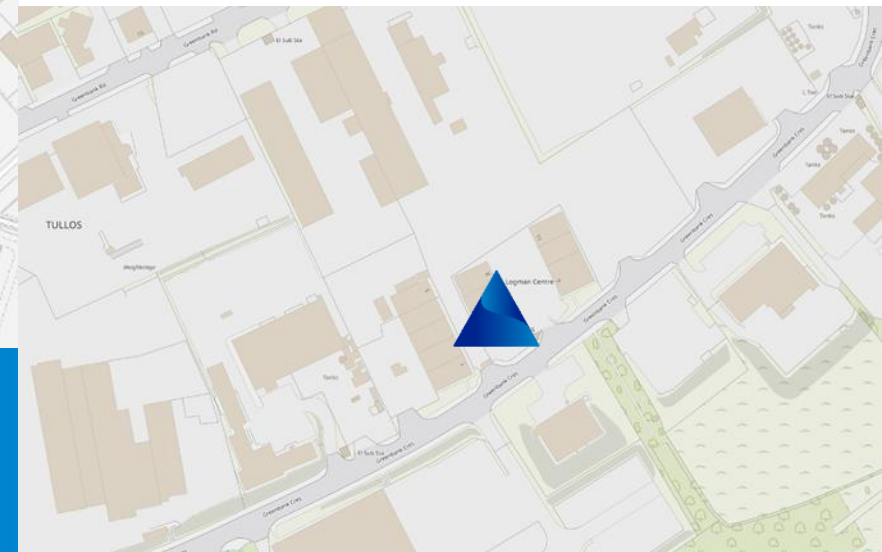
Location

UNIT 7 LOGMAN CENTRE, GREENBANK CRESCENT,
EAST TULLOS, ABERDEEN, AB12 3BG



Logman Centre is located within the East Tullos Industrial Estate, approximately 1.5 miles South of Aberdeen City Centre and near the harbour. The property is situated on Greenbank Crescent, close to Wellington Road (A956), a major route linking Aberdeen to the southern parts of the city and the A90. The area hosts numerous energy and renewable companies, and its location is shown on the location provided in the particulars for identification purposes.

Notable nearby occupiers include Stena Drilling, Proserv, ITS and Arnold Clark.



Terraced Industrial Unit



FIND ON GOOGLE MAPS



Description

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The property consists of a well-proportioned, mid-terraced industrial unit constructed with a steel portal frame and concrete floor, with 2 dedicated parking spaces to the front.

Upon entering the unit, there is an office with a separate tea prep area on the right hand side, and a storage mezzanine located above. The warehouse features a manual roller shutter door for vehicular access, an eaves height of 5 metres, LED lighting and 3 phase electricity.

Accommodation

	m ²	ft ²
Warehouse	165.42	1,781
Office	46.06	496
TOTAL	211.48	2,277

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

£20,000 per annum, exclusive of VAT.

Lease Terms

The property is offered on a new Full Repairing and Insuring lease, for a period to be agreed.

Entry

To be agreed, upon completion of formalities.

Rating

The property is entered in the current Valuation Roll as follows:
Rateable Value £15,750. The uniform Business rate for 2024/2025 is 49.8p in the £. An occupier may be eligible for some rates relief through the Small Business Bonus Scheme.

Energy Performance Certificate

Further details are available on request.

VAT

All prices, rent and premiums quoted are exclusive of VAT.

Legal Costs

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

Viewings

To arrange a viewing or for further information, please contact the letting agents.

Get in Touch

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



James Morrison

j.morrison@shepherd.co.uk



James Cavanagh

james.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



Chris Ion

chris.ion@g-s.co.uk



Molly Peeters

molly.peeters@g-s.co.uk

Graham + Sibbald Chartered Surveyors

21 Carden Place, Aberdeen, AB10 1UQ

t: 01224 625024



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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