

TO LET

INDUSTRIAL UNIT

Gross Internal Area : 78.04 sqm
(840 sqft)

Within close proximity to
Aberdeen City Centre

End terraced unit

Rental - £10,000pa

VIRTUAL TOUR



UNIT 6, 109 URQUHART ROAD, ABERDEEN, AB24 5NH

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





Location

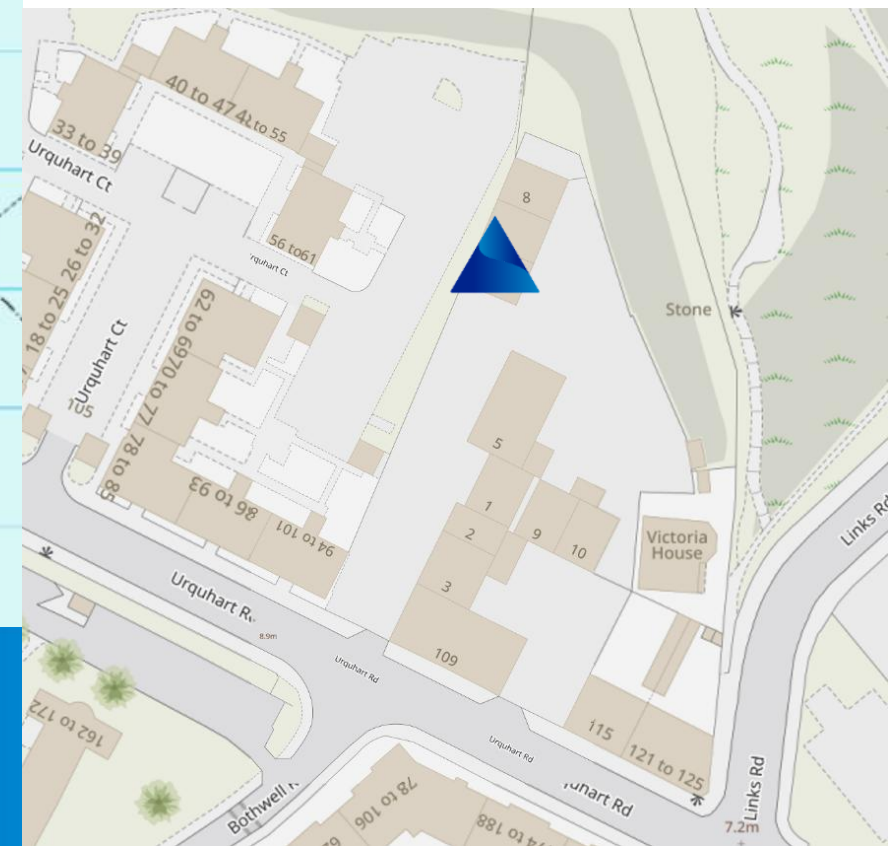
UNIT 6, 109 URQUHART ROAD, ABERDEEN,
AB24 5NH



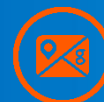
The subjects are located to the north of Urquhart Road in a well-established mixed use area to the north of Aberdeen city centre.

The units within the immediate area are similar sized industrial units with the broader area consisting of primarily traditional tenement blocks of flats.

The location gives quick access to local amenities and to the city centre as well as to the road and public transport networks.



Centrally Located Industrial Unit



FIND ON GOOGLE MAPS



Description

UNIT 6, 109 URQUHART ROAD, ABERDEEN,
AB24 5NH



The subjects comprises of an end terraced industrial unit of steel portal frame construction. The walls are blockwork to dado height externally harled with profile metal sheeting thereafter. The roof over is similarly clad and incorporates translucent roof panels.

Internally, the subjects are laid out to provide workshop, office and staff facilities. The workshop flooring is concrete with the walls and ceilings to the inside face of the cladding and blockwork with artificial lighting being provided by a number of LED light fittings.

The office has carpet with the walls and ceilings being painted plasterboard with natural light being provided by a double glazed window.

A tea prep area comprising of a stainless steel sink and drainer and floor mounted units is accessed off the workshop area along with a single w.c. and wash hand basin.

Accommodation

	m ²	ft ²
Ground Floor	78.04	840

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



The Detail

UNIT 6, 109 URQUHART ROAD, ABERDEEN,
AB24 5NH

Rental

£10,000 per annum. This will be payable monthly in advance.

Lease Terms

The subjects are to be let on Full Repairing and Insuring Terms for a period of negotiable length. Any medium to long term lease durations will be subject to upward only rent review provisions.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £10,250pa. Small Business Rates Relief is available to qualifying tenants. An occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

Available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate

Legal Costs

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



Get in Touch

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



James Morrison

james.morrison@shepherd.co.uk



James Cavanagh

james.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JULY 2026

