RENTS FROM
£5 PER SQ FT

Ryden.co.uk
01224 588866

25 Albyn Place, ABERDEEN AB10 1YL
Tel: 01224 588866

TO LET
INDUSTRIAL UNITS

TYSEAL BASE
CRAIGSHAW CRESCENT
WEST TULLOS
ABERDEEN
AB12 3AW

Viewing is strictly by arrangement with the joint letting agent.

Floor space:
Available space from 1,800 sq ft

Contact:
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Location:
Tyseal Base occupies a prominent position within West Tullos Industrial Estate and is located next to Craigshaw Crescent with access from Craigshaw Drive. Craigshaw Drive then connects to Wellington Road and Abbotswell Road/West Tullos Road and thereafter provides good access to the north and south of the city. More specifically, the units are located on the south side of Tyseal Base.

The exact location is shown on the street plan above.

Description:
The units are of a concrete portal frame construction with a double pitched corrugated cement sheet panel roof over. To the front or adjacent to the units are car parking areas and access to the site itself is via a security barrier entrance.

Unit 3
Internally, the unit is laid out to provide workshop accommodation with staff facilities being located at the rear. The unit has two roller shutter doors which can allow the unit to be sub-divided, if required.

Unit 3A
Internally, the unit is laid out to provide workshop and office accommodation, along with associated staff facilities. The unit has a single roller shutter door.

Unit 4
Internally, the unit the unit is laid out to provide workshop accommodation along with an office. Access to the property is via either a roller shutter door or a pedestrian door.

Unit 5
Internally, the unit is laid out to provide warehouse accommodation with a small mezzanine storage area. The unit benefits from having two roller shutter doors.

Unit 6
Internally, the unit has been laid out to provide office/showroom accommodation over ground and first floor. On the ground floor the area is predominantly open plan, however, a number of private offices have been constructed. The first floor has a reception area along with a number of private offices.

Unit 7
Internally, the unit is laid out to provide workshop and office accommodation with staff facilities being located at the rear. The unit has a single roller shutter door to the front elevation.

Accommodation:
We have calculated the following gross internal areas of the property in accordance with the RICS Code of Measurement Practice (6th Edition):

Unit 3 **Workshop**	550.24 sq m	5,923 sq ft
Unit 3A **Workshop**	373.40 sq m	4,019 sq ft
Unit 4 **Workshop & Office**	172.10 sq m	1,852 sq ft
Unit 5 **Workshop** **Mezzanine**	297.87 sq m 30.95 sq m	3,206 sq ft 333 sq ft
Unit 6 & 13 **East GF - Showroom** **FF - Office**	318.38 sq m 146.19 sq m	3,427 sq ft 1,574 sq ft
Unit 7 Workshop	434.78 sq m	4,680 sq ft

Rental:
Upon application.

As is standard practice, rental payments will be payable quarterly in advance.

Energy Performance Certificate (EPC):
Further information and a recommendation report is available to seriously interested parties on request.

Rating:
The subjects are currently entered in the Valuation Roll at the following Rateable Values:

Unit	Rateable Value
Unit 3	£24,250
Unit 3A	£15,750
Unit 4	£7,800
Unit 5	£12,500
Unit 6 & 13 East	£30,250
Unit 7	£19,000

Please note, any incoming occupier would have the opportunity to appeal this Rateable Value.

VAT:
All rents, prices, premiums, etc. are quoted exclusive of VAT at the prevailing rate.

Legal & Professional Costs:
Each party will bear their own legal and professional costs / fees associated with the documentation of the lease with ingoing tenant being responsible for any LBTT and lease registration dues, where applicable.

Legal Costs:
Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, registration dues and the cost of obtaining landlord's consent.

Viewing & Information:
For further information or viewing arrangements, please contact the joint letting agents:

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