

Available as a whole or in part



INDUSTRIAL - FOR SALE

Units 1-7 Crombie Road • Aberdeen

- 7 Individual Industrial Units arranged in a Terrace
- Heritable (Freehold) Tenure
- 466.86 sqm (5025 sq ft) to 1,454.24sqm (15,653 sq ft) (Available as a whole or in part)
- Total area of 4,690.93 sqm (50,493 sq ft)
- Superb asset management potential
- Longer term potential to redevelop to alternative use

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Location

The subjects are located a short distance to the immediate south of Aberdeen city centre, standing on the north side of Crombie Road and forming part of an established industrial area in very close proximity to Aberdeen Harbour.

The location also benefits from good access onto the main trunk road network, most notably Wellington Road which links onto the Aberdeen Western Peripheral Route and A90 trunk road.



Description

The subjects comprise a terrace of 7 adjoining industrial units that include a concrete forecourt area to the front which provides access, car parking and a small area for lay down storage.

The units have been constructed over single storey height from a modern steel portal framework, the walls having been infilled in a combination of roughcast concrete blockwork and pointed facing brickwork. The roof sections over are of a pitched design, supported on steel purlins and clad with insulated cement fibre sheeting incorporating translucent roof lights.

Each unit benefits from vehicular access over an electrically operated metal roller shutter door albeit with Units 2 and 3 including older style metal concertina doors.

Internally the buildings are of a clear span design, incorporating a wall head height of 5.6 metres.

Each unit benefits from a small office with ancillary staff and toilet facilities. Units 2, 3 and 4 include additional offices arranged over two stories which have been generally laid out on a cellular format.

Floor Areas

Unit Number	Area sqm	Area sq ft
1	1,454.24	15,653
2/3	1,156.86	12,542
4	579.48	6,237
5	527.76	5,681
6	505.73	5,443
7	466.86	5,025
Total	4,690.93	50,493

The foregoing areas have been calculated on a gross internal area basis in accordance with the current edition of the RICS Code of Measuring Practice.

By reference to Promap the subjects occupy a site which in total extends to 0.60 hectares (1.49 acres) or thereby.

Services

Each unit benefits from separate supplies of electricity (3 phase) and water.

Units 2, 3 and 4 include gas fired warm air space heaters within the main workshop areas. The remaining workshops are otherwise unheated.

Background space heating is provided within the offices by gas fired heating systems.

Rating

The subjects are currently entered in the valuation roll at the following rateable values:

Unit 1, Workshop etc-	£92,000
Units 2-3, workshop etc. -	£78,000
Unit 4, Workshop etc-	£41,500
Units 5, 6 & 7, Workshop etc-	£88,000

Energy Performance Certificate

Each of the units benefit from Energy Performance Certificates that confirm an EPC rating of G.

Planning

In terms of the Aberdeen Local Development Plan (2017), the subjects are located within an area which has been identified for business and industrial purposes. In addition, the subjects about an area which has been designated for mixed use and in addition, has been identified as an opportunity site for mixed use development (The Waterfront, Torry).

The commercial use of the buildings is well established. Notwithstanding, potential is considered to exist in the longer term for the site to be redeveloped as part of the longer term regeneration of Torry as an extension to the proposed Torry Waterfront development.

Price

Offers in excess of £1,500,000 are invited for our clients heritable interest, representing a modest capital rate of just £29.28 per sq. ft.

Consideration will be given to the sale of individual units.

VAT

The owner has elected for VAT so VAT will be payable on the purchase price.

Entry

November 2021 onwards.

Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for the payment of any LBTT and registration fees.

Offers/Viewing

Offers should be submitted in writing to either of the joint agents who will also make arrangements to view.



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