

TO LET

SELF CONTAINED OFFICE IN WEST TULLOS



1<sup>ST</sup> FLOOR, 4 POINTS COMMERCIAL  
CENTRE, CRAIGSHAW ROAD, ABERDEEN,  
AB12 3AP

- Self-contained office with 6 parking spaces.
- Excellent transport links — 300 metres from the A956
- Area — 184.33 sq.m (1,984 sq. ft)



### LOCATION

4 Points Commercial Centre is located in the well-established West Tullos Industrial Estate, approximately 2 miles south of Aberdeen city centre. The property is just 300 metres from the A956, meaning it is easily accessible and benefits from good transport links across the city.

Nearby occupiers include Rainbow Taxis, Belmar Engineering, Jump in Adventure Parks and Aberdeen Trophy Centre.

### DESCRIPTION

The property is a self-contained office which has an internal staircase to the first floor. The space includes a small reception/ waiting area at the entrance, followed by six well-proportioned offices. The property benefits from lots of natural light through the large windows, and there is a kitchen / tea prep area, male and female toilets and gas central heating throughout. Whilst the property is currently configured as office space, the property could be suitable for alternative uses, subject to planning.

Additionally, the property benefits from 6 dedicated parking spaces conveniently located at the front.

### ACCOMMODATION

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

	Sq. m	Sq. ft
First Floor	184.33	1,984

### RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: £15,750. The Uniform Business Rate Pounds for the year 2024/2025 is 49.8p in the £. An occupier may be eligible for some rates relief through the Small Business Bonus Scheme.

### LEASE TERM

The property is available on a new Full Repairing and Insuring Lease, for a period to be negotiated.

### RENT

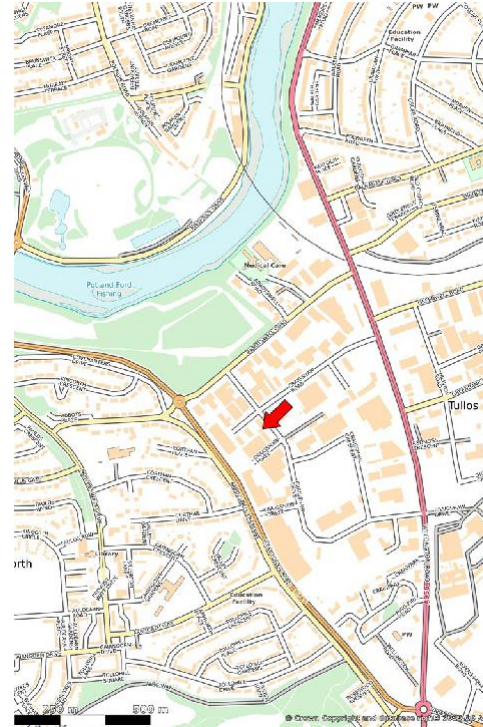
£15,000 per annum, exc.

### VAT

All prices, rent and premiums quoted are exclusive of VAT, that may be applicable

### EPC

Further details available on request.



### ENTRY

By arrangement.

### 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 sole letting agents:

To arrange a viewing please contact:



**Shona Boyd**  
Senior Surveyor  
shona.boyd@g-s.co.uk  
07741 314 188



**Molly Peeters**  
Graduate Surveyor  
molly.peeters@g-s.co.uk  
07825 875 303

### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2025