

TO LET
TERRACED INDUSTRIAL UNIT



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

LOCATION

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.

DESCRIPTION

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

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
Warehouse	165.42	1,781
Office	46.06	496
Total	211.48	2,277

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.

LEASE TERMS

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

RENT

£20,000 per annum, exclusive of VAT.

VAT

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



