

# TO LET

## OFFICE SUITES AT INTERNATIONAL BASE



- Office suites ranging from 1,395 sq. ft to 2,111 sq. ft
- Flexible lease terms available at a competitive rate
- Excellent parking provisions
- Located in the East Tullos Industrial Estate, fronting Greenwell Road



International Base, Greenwell Road, Aberdeen, AB12 3AX

## Location

The International Base is situated within the East Tullis Industrial Estate, a popular industrial/business location lying less than 1.5 miles from Aberdeen City Centre and Harbour. The subjects are located just 350m from Wellington Road (A956), thus benefits from easy access into the city or southwards.

Surrounding occupiers include Lidl, Subsea 7, Arnold Clark, Howdens and KAEFER.

## Description

The subjects comprise a two-storey office pavilion, fronting Greenwell Road. Internally, the office suites have been refurbished and have concrete floors, papered and painted plasterboard lined walls and electric storage heating. There are uPVC double glazed windows throughout.

## Car Parking

There is a large car park on site, each office suite will be allocated with exclusive parking spaces (number depending on the size of suite)

## Lease Terms

The property is available on standard full repairing and insuring terms for a period to be negotiated.

## Accommodation

The subjects have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

Accommodation	Rateable Value
Suite 1	LET
Suite 2	LET
Suite 3	LET
Suite 4	LET
Suite 5	129.58 (1,395)
Suite 6	129.58 (1,395)
Suite 7	LET
Suite 8	196.10 (2,111)

## Legal Costs

Each party will be responsible for their own legal costs associated with this transaction. The ingoing occupier will be liable for any LBTT and Registration dues.

## VAT

All figures quoted are exclusive of Value Added Tax (VAT)

## Rent

£7.50 per square foot

## Energy Performance Certificate

Further details are available on request

## Rateable Value

The office suites are entered into the valuation roll as follows:

Accommodation	Rateable Value
Suite 5	£11,000
Suite 6	£15,250
Suite 8	£16,250



For further details or to arrange a viewing please contact:



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