

INDUSTRIAL

TO LET

50 Rosebank Terrace

 **HUTCHEON
MEARNS**
REAL ESTATE



50 Rosebank Terrace, Ferryhill, Aberdeen, AB11 6LQ
110.99 SQ M (1,195 SQ FT)



Ferryhill Primary
School

WILLOWBANK ROAD

ROSEBANK TERRACE

50 Rosebank Terrace, Ferryhill, Aberdeen, AB11 6LQ
110.99 SQ M (1,195 SQ FT)



DESCRIPTION

The subjects comprise of a small car garage / industrial unit of timber framed construction finished externally with brickwork and wood cladding under a mono pitched metal sheet clad roof providing a floor to ceiling height of 3.30 metres.

Access to the unit is via two no. roller shutter doors (3.6m wide; 3m high) and a single garage door. Internally, the unit is laid out with two car bays / workshop space, a single office, storage room and warehouse area. Toilet provision is provided in a single storey lock-up on site.

To the front of the unit is a forecourt / parking area. The site is accessed via a private lane from Rosebank Terrace which is secured by a swing gate.

ACCOMMODATION

The premises extend to the following approximate gross areas:

	Sq M	Sq Ft
Main Workshop (incl office, store etc)	101.29	1,090
Toilet Block	9.70	104
TOTAL	110.99	1,195

The total site area extends to 0.09 acres or thereby.

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LEASE TERMS

Our client is seeking to lease the premises on Full Repairing and Insuring basis for a period to be agreed.

RENTAL

£7,000 per annum, exclusive of VAT and payable quarterly in advance.

RATEABLE VALUE

£6,100, effective from 1 April 2023.

ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

VIEWINGS & OFFERS

For further information or viewing please contact the sole letting agent.



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Iain Landsman

Managing Director



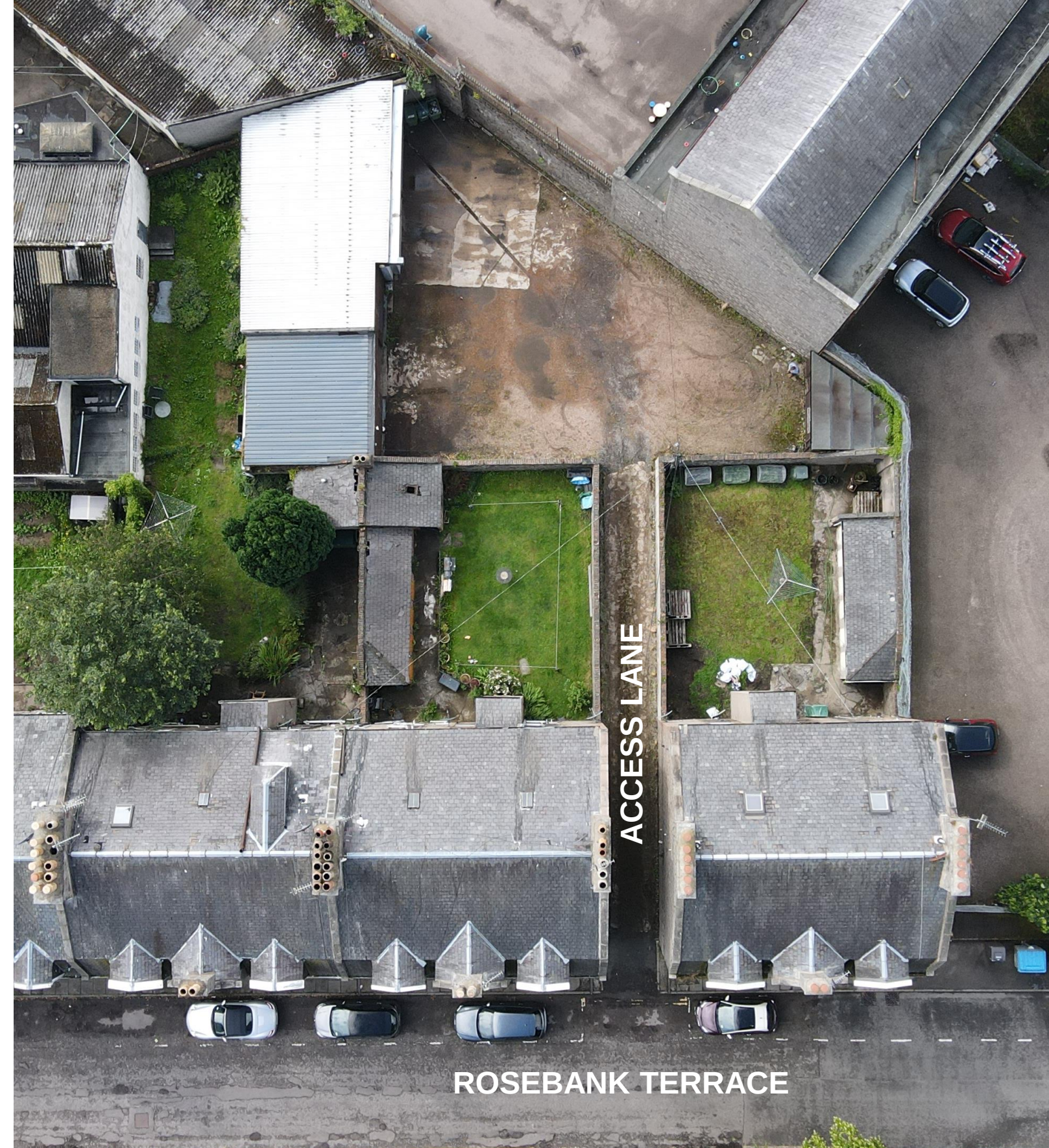
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August 2023

