

# TO LET

## INDUSTRIAL UNITS

**TYSEAL BASE, CRAIGSHAW CRESCENT,  
ABERDEEN, AB12 3AW**



**RENTS FROM  
£5 PER SQ FT**



- FLEXIBLE LEASE TERMS AVAILABLE
- AVAILABLE SPACE FROM 1,800FT<sup>2</sup>
- WITHIN AN ESTABLISHED INDUSTRIAL LOCATION



### LOCATION:

Tyseal Base occupies a prominent position within West Tullos Industrial Estate and is located next to Craigshaw Crescent with access from Craigshaw Drive. Craigshaw Drive then connects to Wellington Road and Abbotswell Road/West Tullos Road and thereafter provides good access to the north and south of the city. More specifically the units are located on the south side of Tyseal Base.

The Ordnance Survey extract overleaf is for identification purposes only.

### DESCRIPTION:

The units are of a concrete portal frame construction with a double pitched corrugated cement sheet panel roof over. To the front or adjacent to the units are car parking areas and access to the site itself is via a security barrier entrance.

### Unit 3

Internally, the unit is laid out to provide workshop accommodation with staff facilities being located at the rear. The unit has two roller shutter doors which can allow the unit to be subdivided if required.

### Unit 3A

Internally, the unit is laid out to provide workshop and office accommodation along with associated staff facilities. The unit has a single roller shutter door.

### Unit 4

Internally the unit is laid out to provide workshop accommodation along with an office. Access to the property is via either a roller shutter door or a pedestrian door.

### Unit 5

Internally, the unit is laid out to provide warehouse accommodation with a small mezzanine storage area. The unit benefits from having two roller shutter doors.

### Unit 6

Internally, the unit has been laid out to provide office/showroom accommodation over ground and first floor. On the ground floor the area is predominantly open plan however a number of private offices have been constructed. The first floor has a reception area along with a number of private offices.

### Unit 7

Internally, the unit is laid out to provide workshop and office accommodation with staff facilities being located at the rear. The unit has a single roller shutter door to the front elevation.

### Unit 12B

Internally, the unit is laid out to provide office and workshop accommodation located at first floor level. The unit benefits from four car parking spaces.

### Unit 13 West

Internally the property has been laid out to provide office accommodation located at first floor level. Access to the property is via a single pedestrian door with the unit being split to provide cellular offices and meeting rooms.

### UNIT 6 - SHOWROOM

#### VIEWING & FURTHER INFORMATION

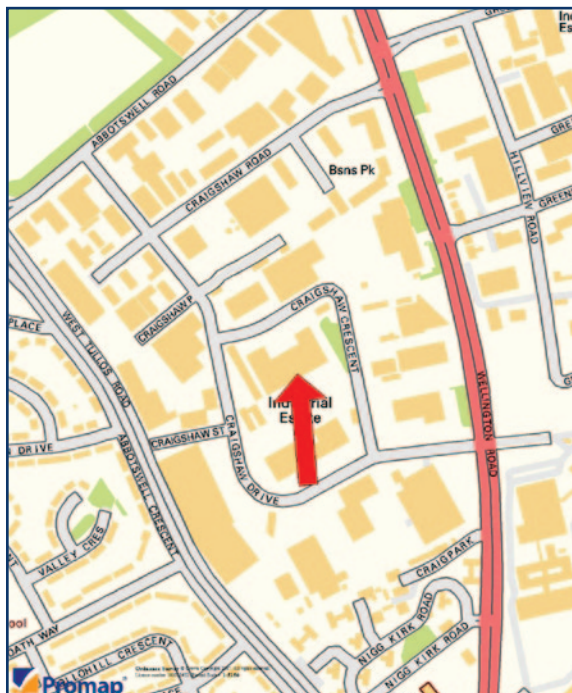
By arrangement with letting agents:

**J & E Shepherd**  
Chartered Surveyors  
35 Queens Road  
Aberdeen  
AB15 4ZN

Tel : (01224) 202800  
[www.shepherd.co.uk](http://www.shepherd.co.uk)

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25 Albyn Place  
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AB10 1YL

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#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Unit 3 Workshop	550.24	5,923
Unit 3A Workshop	373.40	4,019
Unit 4 Workshop and Office	172.10	1,852
Unit 5 Workshop Mezzanine	297.87 30.95	3,206 333
Unit 6 & 13 East GF – Showroom FF - office	318.38 146.19	3,427 1,574
Unit 7 Workshop	434.78	4,680
Unit 12B Office	160.7	1,730
Unit 13 West Office	142.5	1,534

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

#### RENTAL:

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Upon application. As is standard practice, rental payments will be payable quarterly in advance.

#### ENERGY PERFORMANCE CERTIFICATE:

Further information and a recommendation report is available to seriously interested parties on request.

#### RATING:

The subjects are currently entered in the Valuation Roll at the following Rateable Values.

UNIT	Rating
Unit 3	£24,250
Unit 3A	£15,750
Unit 4	£7,800
Unit 5	£12,500
Unit 6 & 13 East	£30,250
Unit 7	£19,000
Unit 12B	£22,500
Unit 13 West	£10,800

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

#### SERVICE CHARGE:

There is a service charge applicable, further details can be made available upon request.

#### VAT:

All rents, prices, premiums etc., are quoted exclusive of VAT at the prevailing rate.

#### LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.

#### VIEWING:

For further information or viewing arrangements please contact the sole agents:-

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