

Ryden

TO LET

CITY CENTRE INDUSTRIAL UNIT
219.17 SQ M (2,360 SQ FT)

DUE TO BE REFURBISHED



UNIT 2
5-19 HOLLAND STREET
ABERDEEN
AB25 3UJ

CLOSE TO CITY CENTRE

**VEHICULAR ACCESS TO THE
UNIT IS PROVIDED VIA AN
ELECTRICALLY OPERATED
STEEL ROLLER SHUTTER
DOOR**

TO BE REFURBISHED

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



**THE SUBJECTS ARE
SITUATED WITHIN A
SMALL INDUSTRIAL
DEVELOPMENT
IN A MIXED
COMMERCIAL &
RESIDENTIAL AREA**



LOCATION

The subjects are situated on the western side of Holland Street, opposite its junction with Holland Place and approximately 50m north of its junction with Hutcheon Street. The subject is located within a small industrial development in a mixed commercial and residential area. The subject is approximately 1 mile from Aberdeen City Centre.

DESCRIPTION

The subjects comprise of an industrial unit of steel portal frame construction, externally clad with profile metal sheeting and built to an eaves height of approximately 4.5m. It has a pitched profile metal roof with intermittent translucent panels which provide natural light. Vehicular access to the unit is provided via an electrically operated steel roller shutter door. Internally, the subjects benefit from a small office, as well as toilet and kitchen facilities.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following gross internal floor areas derived: -

DESCRIPTION	SQ M	SQ FT
WORKSHOP	213.27	2,296
OFFICE	5.90	64
TOTAL	219.17	2,360

RATEABLE VALUE

£16,250 effective from 1 April 2023.

LEASE TERMS

Our client is seeking to lease the premises on a Full Repairing and Insuring basis

for a period to be agreed. Any medium/ long term lease would provide for periodic upward only rent reviews.

RENT

£18,000 per annum.

All rents are exclusive of VAT and payable quarterly in advance.

MANAGEMENT FEE & SERVICE CHARGE

It should be noted that any incoming tenant will be liable for a service charge for the management of the upkeep of the common areas.

EPC

The subjects have an EPC Rating of D+.

A copy of the EPC and Recommendations Report can be provided, upon request.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for LBTT and registration dues, where applicable.



**UNIT 5,
5-19 HOLLAND
STREET,
ABERDEEN,
AB25 3UJ**



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INDUSTRIAL UNIT
219.17 SQ M
(2,360 SQ FT)

GET IN TOUCH

Please get in touch with our letting agent for more details.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **February 2021**

