

# DM HALL

To Let  
Industrial



Links Street  
Aberdeen  
AB11 5EX

102.19 sq m (1,100 sq ft) to  
130.06 sq m (1,400 sq ft)

# Property Details

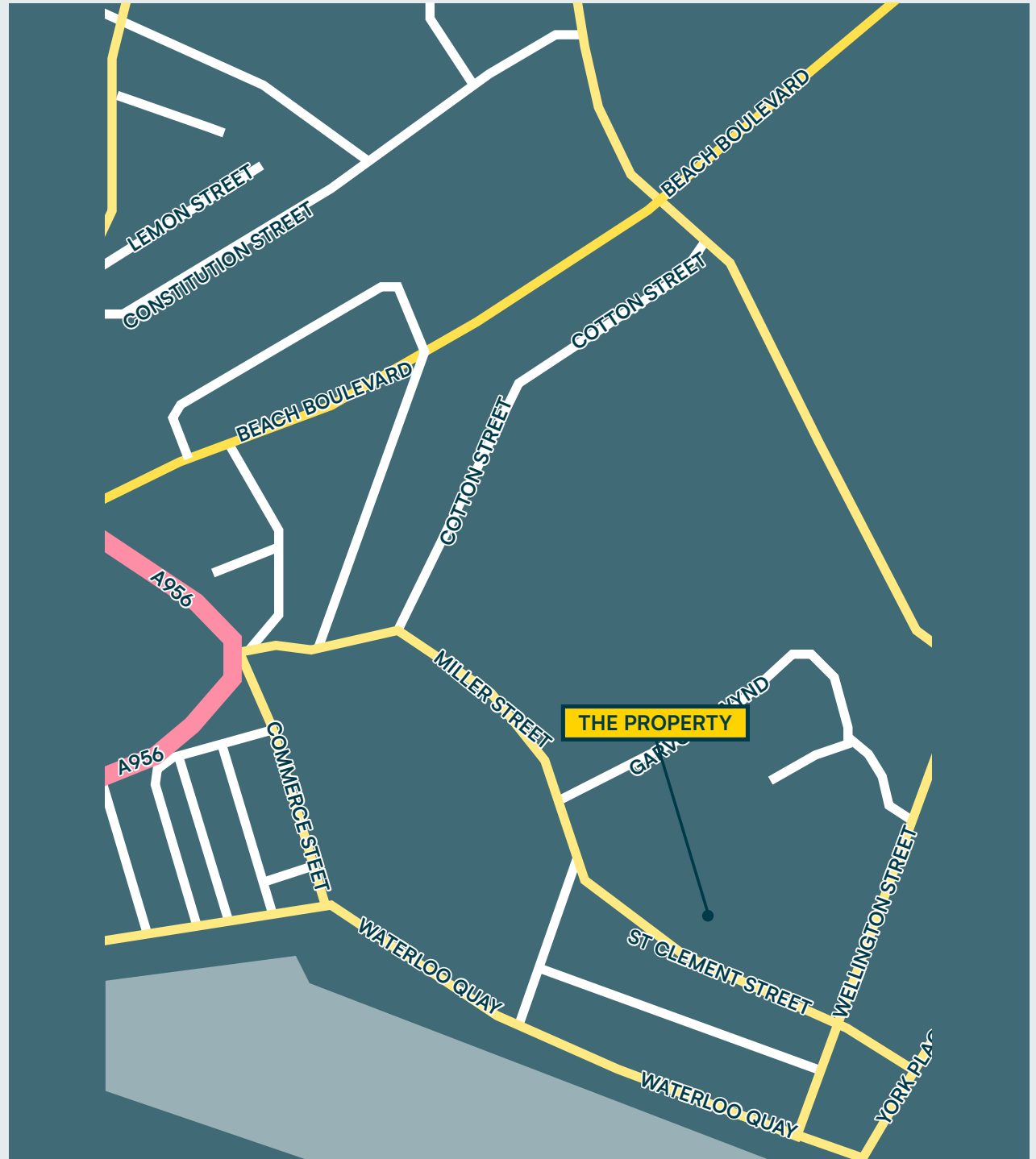
- 3 Individual Industrial Units
- Close Proximity to Aberdeen City Centre
- From 102.19 sq m (1,100 sq ft) to 130.06 sqm (1,400 sq ft)
- Flexible Lease Terms
- Immediate Availability
- EPC Rating A & B

## Location

The subjects lie within an established industrial area close to the Port of Aberdeen. Links Street is accessed directly from Clement Street and occupiers in the vicinity include A-Fab, Gordon McWilliam (Aberdeen) and the Shore Porter's Society.

## Description

The units are of steel portal framed construction clad externally in a combination of block and profiled metal sheeting. Each unit has a minimum eaves height of 3.6 metres rising to 4.9 metres at the apex and benefits from having toilet facilities, 3 phase power, LED lighting and a roller shutter vehicular access door. Externally there is a large communal loading yard and parking area.



# Property Details

## Accommodation / Floor Areas

The units have been measured in accordance with the RICS Code of Measuring Practice and the following Gross Internal Areas have been calculated.

Unit	sq m	sq ft
3	130.06	1,400
5	102.19	1,100
6	102.19	1,100
<b>Total</b>	<b>334.44</b>	<b>3,600</b>

## Rating Assessment

The units are listed on the Scottish Assessor's website as having the following rateable values:

Unit	Rateable Value
3	£14,000
5	£11,500
6	£12,750

The Uniform Business Rate for the year 2024/2025 is 49.8p in the £.

## Energy Performance Certificate

Unit	EPC
3	A [14]
5	B [18]
6	B [16]

Full EPC documentation is available upon request.



# Property Details

## Proposal

The units are available to let on new, full repairing and insuring leases at the following annual rents.

Unit	Quoting Rent
3	£18,500
5	£14,500
6	£14,500

The units are available to let on new, full repairing and insuring leases.

## Entry

Immediate entry available

## Legal Costs

Each party will be responsible for their own legal costs. The tenant will be responsible for the payment of any LBTT and registration dues.

## VAT

All prices quoted are exclusive of VAT.



## Make an enquiry

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