

INDUSTRIAL FOR SALE

# Unit 8, 99 Crombie Road

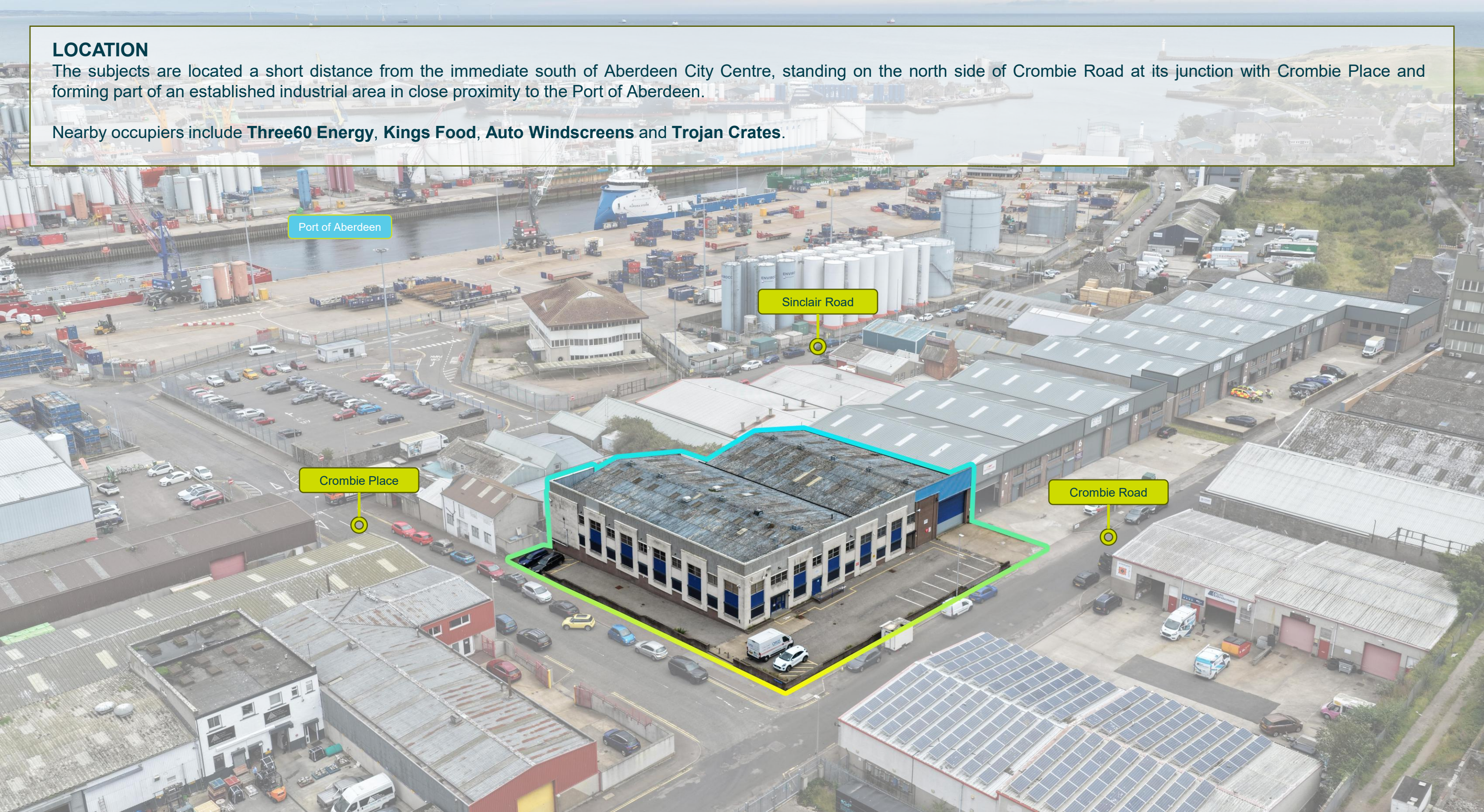
Torry | Aberdeen | AB11 9QQ



## LOCATION

The subjects are located a short distance from the immediate south of Aberdeen City Centre, standing on the north side of Crombie Road at its junction with Crombie Place and forming part of an established industrial area in close proximity to the Port of Aberdeen.

Nearby occupiers include **Three60 Energy**, **Kings Food**, **Auto Windscreens** and **Trojan Crates**.



## DESCRIPTION

The subjects comprise an end terraced industrial unit of traditional steel portal frame construction with concrete block walls with cladding above. Internally, the subjects comprise of workshop space together with ancillary office accommodation and staff facilities.

The subjects benefit from the following specification:

### Warehouse

- 7 metre eaves height
- Vehicular access via an electric roller shutter door
- 3 phase power supply
- Insulated pressed steel cladding

### Office

- Two storey offices
- Cellular accommodation finished with carpet and plasterboard walls
- Toilet facilities on both levels
- Canteen at first floor level
- Lighting via fluorescent strip lights or pendant fittings.

To the front of the unit is a small parking / loading area which is marked out for 16 vehicles.

## ACCOMMODATION

The premises extend to the following approximate gross internal floor areas:

Demise	Sq M	Sq Ft
Warehouse	1,070.31	11,521
Office	562.46	6,054
<b>TOTAL</b>	<b>1,632.77</b>	<b>17,575</b>



## PRICE

We are instructed to seek offers in excess of **£625,000**

## RATEABLE VALUE

The property is currently entered into the Valuation Roll with a Rateable Value of £89,500, effective from 01 April 2023.

The rates payable for an incoming occupier would be **£49,583**, assuming a poundage rate of 49.8 pence.

## VAT

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

## ENTRY

Upon conclusion of missives.

## ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

## ANTI MONEY LAUNDERING REQUIREMENT

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.



## OFFERS & VIEWINGS

All offers should be submitted in the standard Scottish legal form to the sole agents who will also make arrangements to view.

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February 2026

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