

INDUSTRIAL TO LET

15 St Machar Drive

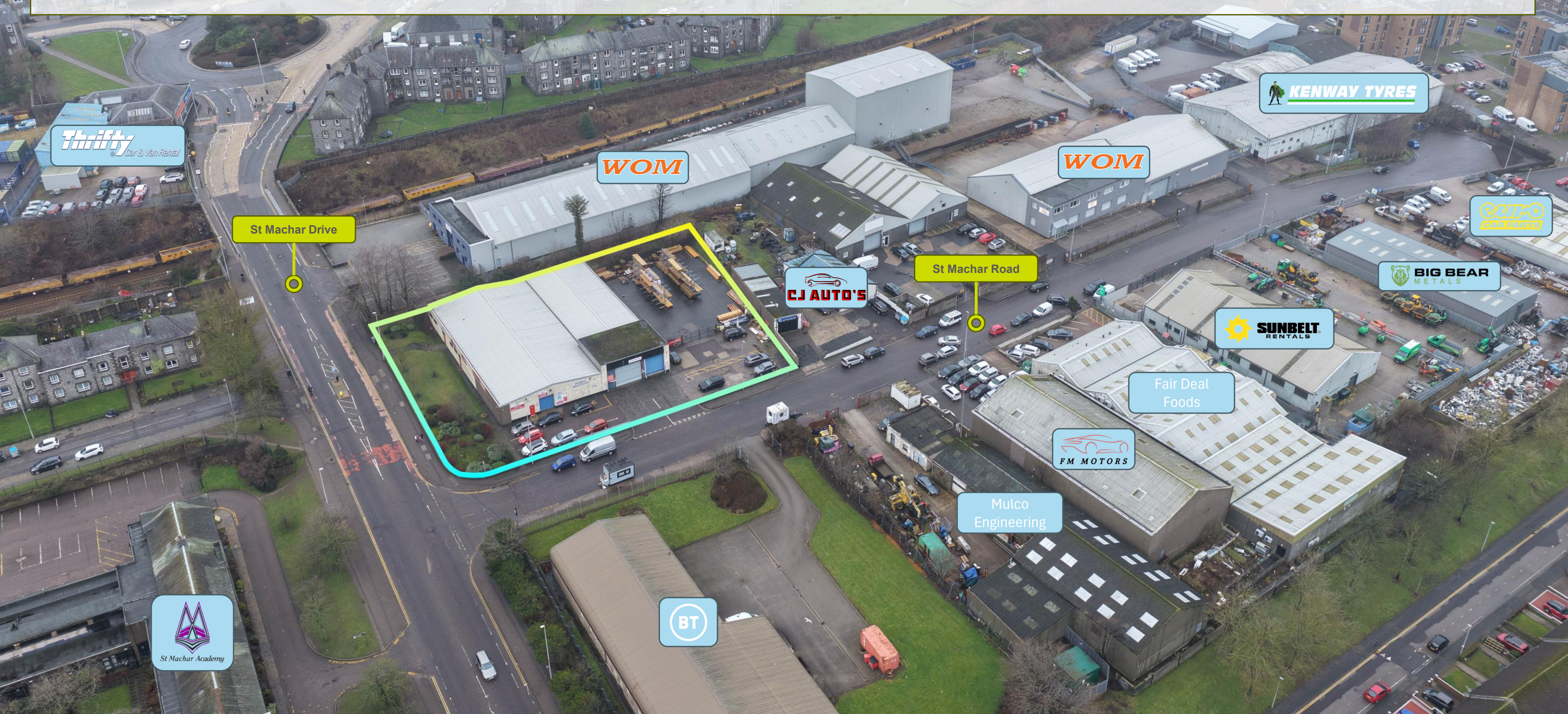
Aberdeen | AB24 3YD



LOCATION

The subject is located on the corner of St Machar Drive and St Machar Road, 0.1 miles from the Kittybrewster roundabout and the A96. St Machar Road is 1.5 miles north of Aberdeen city centre, falling outside the Low Emission Zone (LEZ).

The surrounding location comprises a mixture of industrial businesses, residential dwellings and educational institutions. Surrounding occupiers include **Worldwide Oilfield Machine**, **BT**, **Mulco Engineering**, **Sunbelt Rentals**, **Euro Car Parts** and **Kenway Tyres**.



DESCRIPTION

The subjects comprise a standalone industrial / trade counter unit of steel portal frame construction off a concrete floor with blockwork walls and profiled metal sheet cladding above, under a pitched clad roof.

Internally, the property is fitted out with a trade counter area with office and staff welfare area. The property benefits from the following specification:

- 3.9 metre eaves (apex height of 4.80 metres)
- High bay LED lighting
- Vehicle access via 3 electric roller shutter doors

Externally, the property benefits from a secure tarmac yard and car parking area.

ACCOMMODATION

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

Demise	Sq M	Sq Ft
Warehouse	948.36	10,208
Trade Counter	162.36	1,748
TOTAL	1,110.72	11,956

The subjects also benefit from an secure yard area which extends to approximately 673.0 sq m (7,245 sq ft).



LEASE TERMS

The property is available on a new Full Repairing and Insuring lease.

RENTAL

£95,000 per annum.

RATEABLE VALUE

£70,500 effective from 1 April 2026

Rates Payable - £39,057

VAT

All figures quoted are exclusive of Value Added Tax.

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 agent who will also make arrangements to view.

 **HUTCHEON
MEARNS
REAL ESTATE**

01224 455500
www.hm-re.co.uk

David Gavan

07542 236 464

david.gavan@hm-re.co.uk

Iain Landsman

07880 480 298

iain.landsman@hm-re.co.uk

Important Notice. Hutcheon Mearns Real Estate Limited, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hutcheon Mearns Real Estate Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

February 2026.

 **HUTCHEON
MEARNS
REAL ESTATE**