

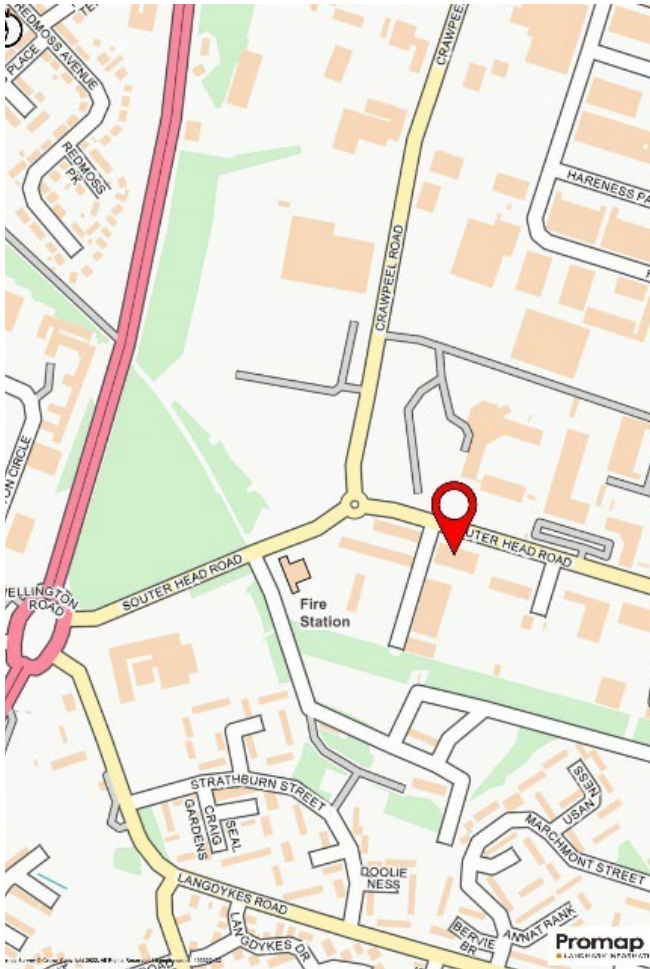
TO LET

WAREHOUSE UNITS WITH OFFICES AND YARD



UNITS 1 & 2 COMMERCE CENTRE,
SOUTERHEAD ROAD,
ALTENS INDUSTRIAL ESTATE,
ABERDEEN, AB12 3LF

- Industrial units with office and yard space
- Gross Internal Area — from 576.00 sq. m (6,200 sq. ft) to 1,323.21 sq. m (14,243 sq. ft)
- To undergo extensive refurbishment
- Available as individual units or as a combined larger unit
- Excellent transport links — 500m from Wellington Road (A956), 5 miles to AWPR and 3 miles to new South Harbour.
- Located within the Energy Transition Zone



LOCATION

The property occupies a prominent site within Altens Industrial Estate, fronting Souterhead Road close to the junction with Wellington Road, the main arterial route leading to the City Centre and Harbour. The property benefits from an excellent road network, with the A90 providing access to the south. Additionally, the Charleston Junction of the Aberdeen Western Peripheral Route (AWPR) is located close by providing access to all points North and West of the city. The new £350m deep berth South Harbour at Nigg Bay will be operational in October 2022 and is less than three miles away.

The property lies within the Energy Transition Zone. ETZ Ltd, who are a not for profit, private sector led company set up to deliver the Energy Transition Zone and the regions ambition to become the Net Zero capital of Europe. The zone comprises 70Ha of net zero space adjacent to Aberdeen South Harbour, and is a mixture of greenfield and brownfield sites. ETZ Ltd have already demonstrated their ability to deliver by investing £9M, in partnership with ORECatapult, in the National Floating Wind Innovation Centre on Hareness Road.

DESCRIPTION

The property comprises an industrial/office building of steel portal frame construction incorporating two storey offices, of facing brick and cladding externally with pvc metal coated sheeting above. The floor is concrete. Car parking is located to the front and side of the unit with a concrete yard to the rear.

The units will undergo a full refurbishment. Further details upon request.

ACCOMMODATION

The units are available individually or together as one. We calculate the approximate Gross Internal Floor Area (GIA) as follows:

		Sq. m	Sq. ft
Unit 1	Warehouse	500.00	5,382
	Office	150.69	1,622
	Total	650.69	7,004

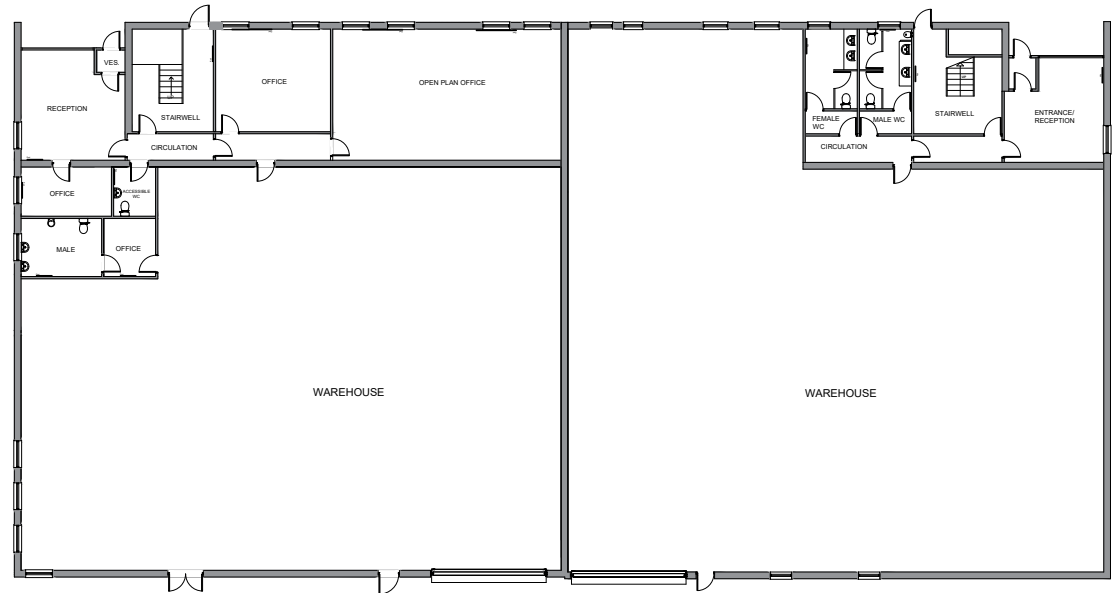
Unit 2	Warehouse	407.00	4,381
	Office	168.99	1,819
	Mezzanine	96.53	1,039
	Total	672.52	7,239

		Sq. m	Sq. ft
Units 1+2	Warehouse	907.00	9,763
	Office	319.68	3,441
	Mezzanine	96.53	1,039
	Total	1,323.21	14,243
	Yard*	958.01	10,312

RATING

To be reassessed upon completion of the works. An estimate can be provided.

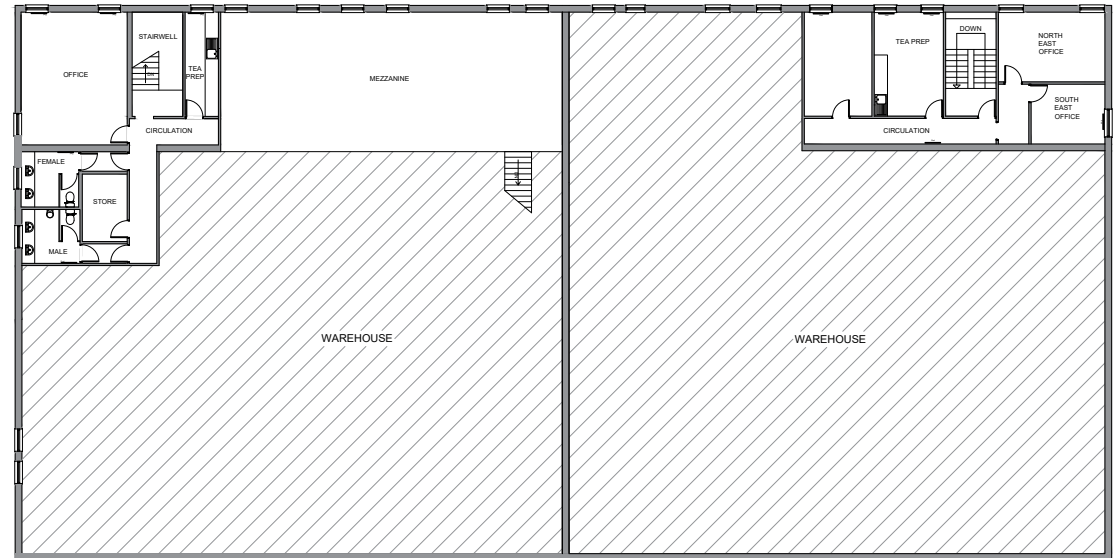
GROUND FLOOR



UNIT 2

UNIT 1

FIRST FLOOR



UNIT 2

UNIT 1



To arrange a viewing please contact:



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Euan Rolland

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07825 875303



Alex Robb

Chartered Surveyor
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LEASE TERM

The units are available individually or together on a Full Repairing and Insuring Lease.

RENT

Unit 1 - £57,500 per annum exc

Unit 2 - £55,000 per annum exc

Units 1+ 2 - £120,000 per annum exc

VAT

All figures quoted are exclusive of VAT

ENERGY PERFORMANCE CERTIFICATE

Unit 1: G (105)

Unit 2: C (33)

The EPC ratings will improve as a result of the refurbishment works.

ENTRY

To be agreed, upon completion of formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: September 2022