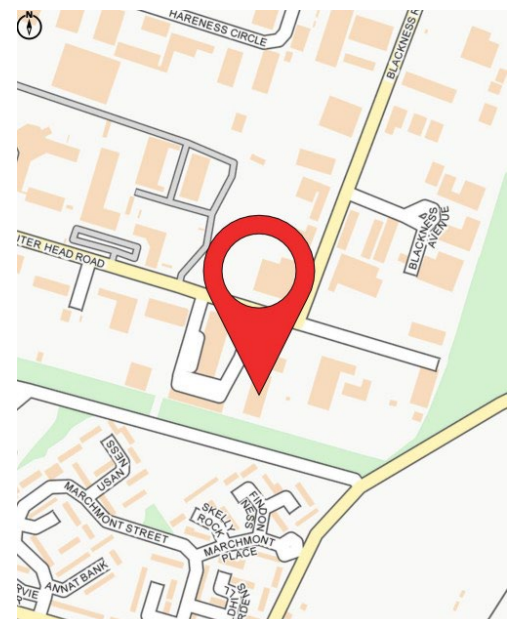




## Souterhead Road, Altens Industrial Estate, Aberdeen, AB12 3LF

- Total GIA: 1,501.80 sq. m (16,165 sq. ft)
- Useable storage yard of 3,078 sq. m. (33,131 sq. ft)
- Newly refurbished
- Located in Energy Transition Zone





## LOCATION

The property is situated in the heart of Aberdeen's, Altens Industrial Estate, just off Southerhead Road. The nearest main road is the A956 which connects directly on to the A90 and A92 allowing for easy access to the north and south of the city. The area is known for being an established industrial area and nearby businesses include; Fedex, Wood, Swire Group and Weatherford to name a few.

## DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with concrete block dado wall, harled externally and clad above with insulated PVC coated metal sheeting with the property being laid out to provide workshop and office accommodation.

Internally the offices are over ground and first floor with the walls being painted plasterboard and the ceilings being suspended acoustic tile incorporating LED lighting. Male and female toilets are located on both floors with a staff canteen on the ground floor and a kitchenette on the first floor.

Within the workshop, lighting is provided by way of high bay LED fitments. There are 2 roller shutter doors providing vehicular access to the unit. To the rear of the workshop are 3 lab/storage areas with a mezzanine above.

The subjects benefit from a 3,078sqm (33,131sqft) yard laid primarily in concrete but with areas of hardcore.

## ACCOMMODATION

The property provides the following Gross Internal Area (GIA):

Description	Sq. m.	Sq. ft.
Warehouse	1,239.60	13,343
Offices — Ground & First	262.20	2,822
<b>TOTAL</b>	<b>1,501.80</b>	<b>16,165</b>
Useable Storage Yard	3,078	33,131

## RENT

£150,000 per annum.

## LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## RATING

The subjects are currently entered into the Valuation Roll as follows:

The current Rateable Value is £122,000.

The Uniform Business Rate for the year 2023/2024 is 54.5p in the £..

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have a current Energy Performance Certificate of C[44].

## VAT

All figures quoted are exclusive of Value Added Tax.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## VIEWING

To arrange a viewing or for further information, please contact the joint letting agents.

To arrange a viewing please contact:



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Surveyor

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## IMPORTANT NOTICE

1. These particulars are intended as a 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.

2. Graham + Sibbald and Shepherd Chartered Surveyors have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald and Shepherd Chartered Surveyors are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

6. Date of Publication: February 2023.