

**TO LET**

DETACHED INDUSTRIAL UNIT WITH OFFICES & SECURE YARD

**GRAHAM  
SIBBALD**



Unit 3, Blackness  
Industrial Centre,  
Blackness Road,  
Altens Industrial Estate,  
Aberdeen,  
AB12 3LH

- Detached warehouse with secure yard
- Gross Internal Area:  
530.78 sq. m (5,713 sq. ft)
- Secure concrete yard of  
552 sq. m (5,942 sq. ft)
- Established Industrial location
- Dedicated parking



#### LOCATION

The property is located on the East side of Blackness Road within Altens Industrial Estate, one of Aberdeen's prime commercial areas. The property is located just 2 miles south of the city centre and in close proximity to the South Harbour, Aberdeen's newly developed £420 million port. Surrounding occupiers include Petrofac Training, Baker Hughes, Arco, Scania and Weatherford.

#### DESCRIPTION

The subjects comprise a detached industrial unit with ancillary office accommodation at ground and first floor level, together with a secure concrete surfaced yard to the rear and dedicated parking to the front. The property is of steel portal frame construction with blockwork dado walls and profile metal cladding above. There is a pitched insulated clad roof and concrete floor throughout.

The warehouse benefits from high bay lighting, overhead industrial heating system and an internal eaves height of 5.70 metres. Vehicle access is provided via a manually operated roller shutter door within the rear elevation. The offices provide a healthy combination of cellular and open plan accommodation, as well as staff facilities and a reception. They have suspended ceilings and CAT 2 lighting, heating is by way of wall mounted electric heaters.



There are six dedicated car parking spaces, including one disabled space, located to the front of the property.

#### ACCOMMODATION

Ground Floor (Warehouse & Offices)	468.78 sq. m	(5,046 sq. ft)
First Floor (office)	47 sq. m	(506 sq. ft)
Mezzanine storage	15 sq. m	(161 sq. ft)
<b>Total</b>	<b>530.78 sq. m</b>	<b>(5,713 sq. ft)</b>
Yard	552 sq. m	(5,942 sq. ft)

#### LEASE TERMS

The subjects are available on the basis of a Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews.

#### RENT

£55,000 per annum, exc.



## RATING

The subjects are currently entered in the Valuation Roll with a Rateable Value effective from 1st April 2023 of £39,750. The rate poundage for 2023/24 is 49.8p in the £. The incoming occupier will have the right to appeal this assessment.

## EPC

The subjects have an EPC Rating of TBC

## DATE OF ENTRY

Late spring or earlier by arrangement.

## VAT

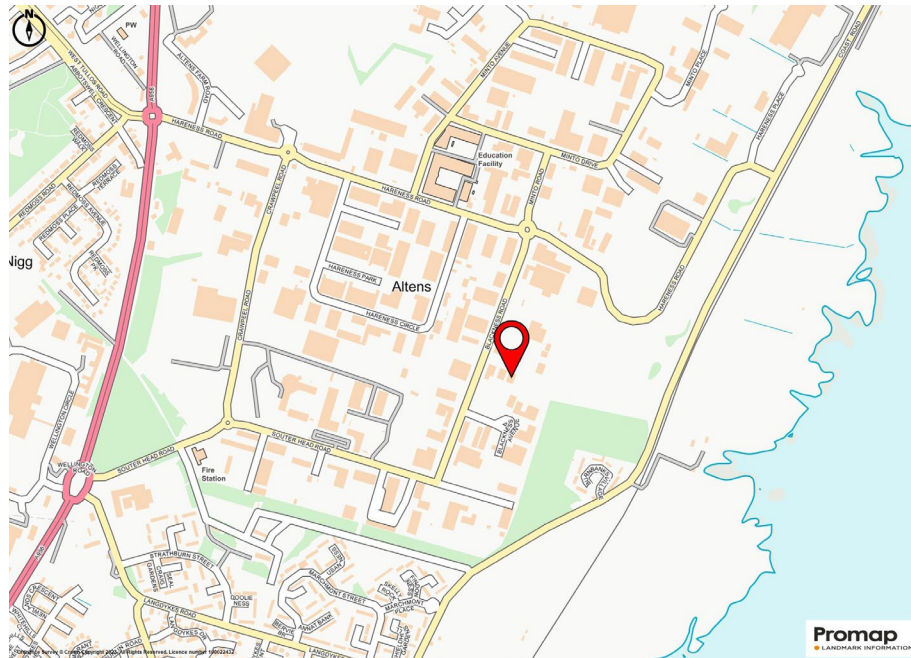
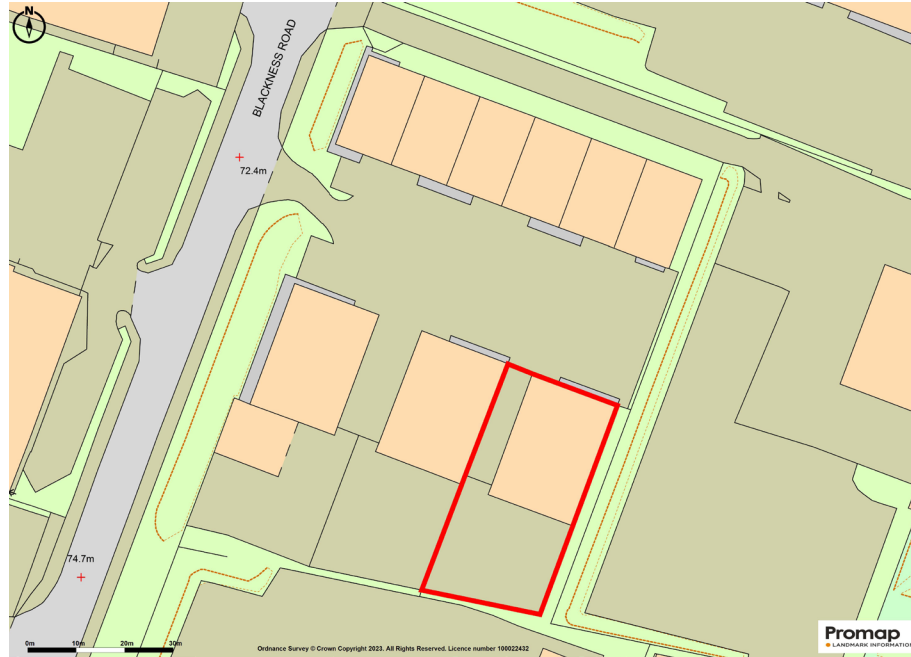
All figures quoted are exclusive of Value Added Tax

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and registration dues, as appropriate.

## VIEWINGS & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.



To arrange a viewing please contact:



**Alex Robb**

Chartered Surveyor  
alex.robbs@g-s.co.uk  
07850 818919



**Euan Rolland**

Graduate Surveyor  
euan.rolland@g-s.co.uk  
07825 875303

## 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: November 2023