



AWPR

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A90

AXIS
TWO

AXIS
TWO

WELLINGTON ROAD

TO LET
INDUSTRIAL / SHOWROOM DEVELOPMENT OPPORTUNITIES
WELLINGTON CIRCLE, ALTENS, AB12 3JG



KNIGHT PROPERTY GROUP

LOCATION

ALTENS

Axis Two occupies a highly prominent position on Wellington Circle, with frontage to Wellington Road (A956) - a major arterial route into Aberdeen City from the south. Aberdeen harbour is less than 2 miles north and the A90 and the Aberdeen Western Peripheral Route (AWPR) are less than 1 mile south.



10 MIN FROM ABERDEEN INTERNATIONAL AIRPORT



EXCELLENT TRANSPORT LINKS VIA AWPR NORTH & SOUTH



HOTEL ACCOMMODATION ADJACENT TO MAIN ROAD



EXCELLENT PUBLIC TRANSPORT LINKS TO CITY CENTRE



HIGH VISIBILITY ROADSIDE FRONTAGE



GENEROUS PARKING PROVISION



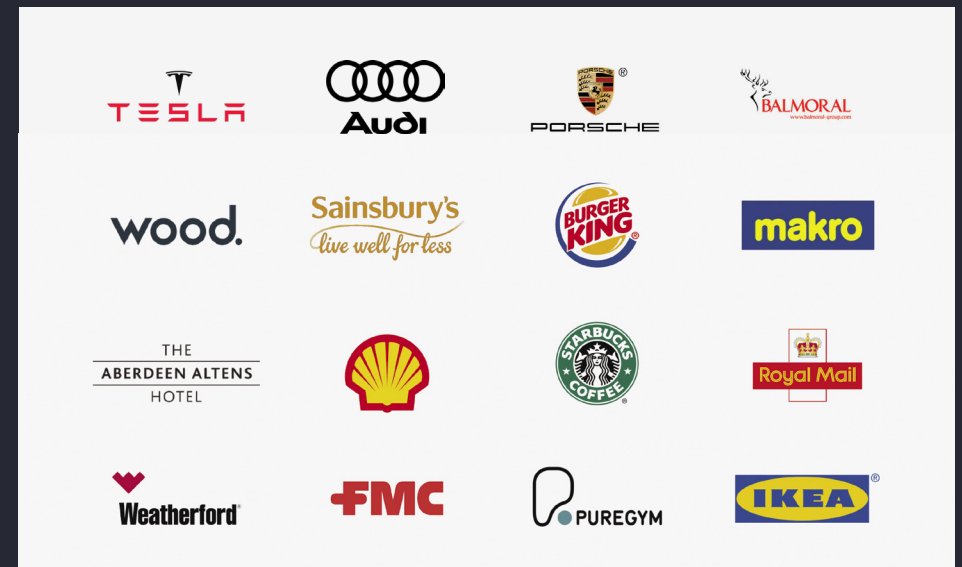


THE DEVELOPMENT

This prominent development offers a unique opportunity to secure a modern facility within a thriving mixed use area. The wider development accommodates energy companies, retail outlets, a gym, a hotel, numerous high-end motor car dealerships and general business premises together with rapidly expanding residential areas. Axis One was redeveloped and let to Tesla on the adjacent site.

AXIS
TWO

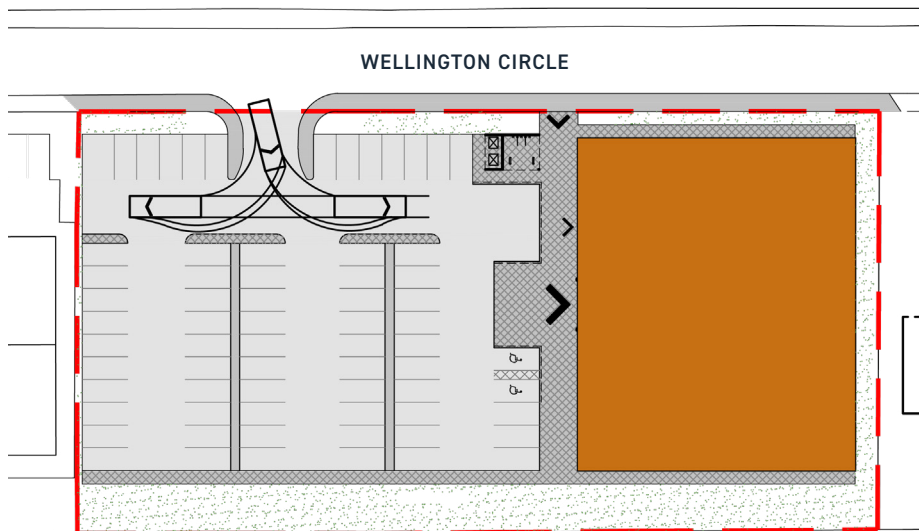
SURROUNDING OCCUPIERS & AMENITIES



INDICATIVE LAYOUTS

OPTION 1 - SHOWROOM/WAREHOUSE

SITE PLAN

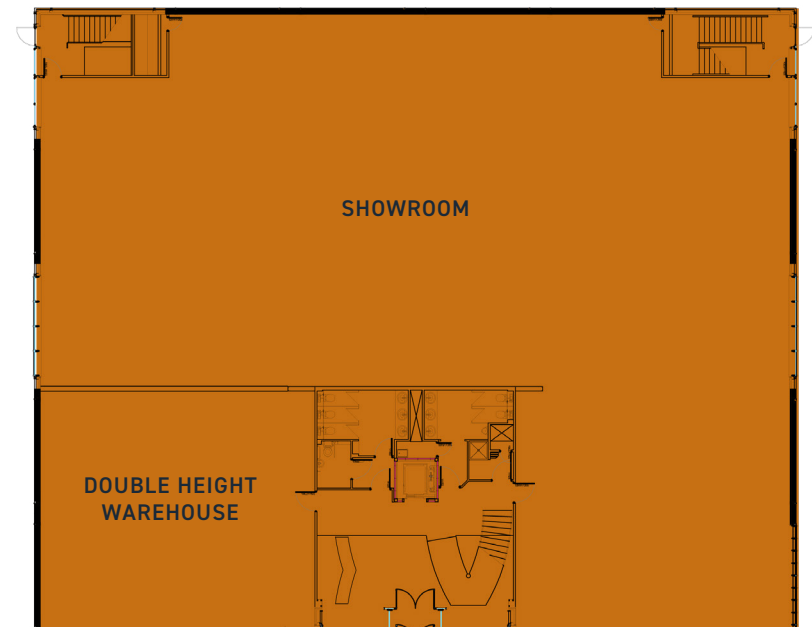


 67 CAR PARKING SPACES INCLUDING 2 DISABLED

AREA	SIZE
SHOWROOM (GF)	9,762 SQ.FT
WAREHOUSE (GF)	1,678 SQ.FT
SHOWROOM (1F)	9,762 SQ.FT



FIRST FLOOR

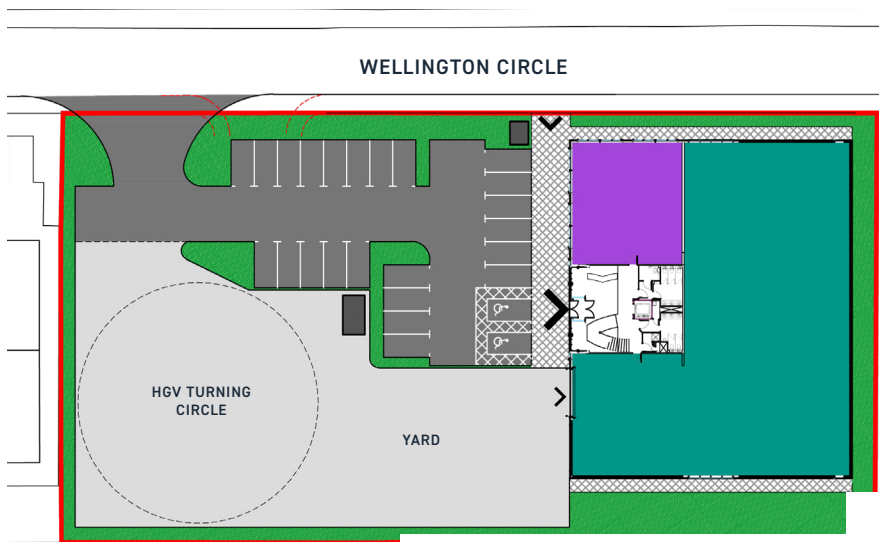


GROUND FLOOR

INDICATIVE LAYOUTS

OPTION 2 - INDUSTRIAL / TRADE COUNTER

SITE PLAN



 25 CAR PARKING SPACES (INC 2 DISABLED)

AREA	SIZE
WAREHOUSE:	8,612 SQ FT
TRADE COUNTER / WELFARE	2,828 SQ FT*
OFFICES / WELFARE (1F)	2,828 SQ FT*
YARD:	13,584 SQ.FT

*NIA trade counter / offices = 1,678 sq ft



FIRST FLOOR



GROUND FLOOR

SPECIFICATION

WORKSHOP/WAREHOUSE/YARD


- Full height warehouse
- Electric roller shutter door
- High bay LED lighting
- Secure concrete yard

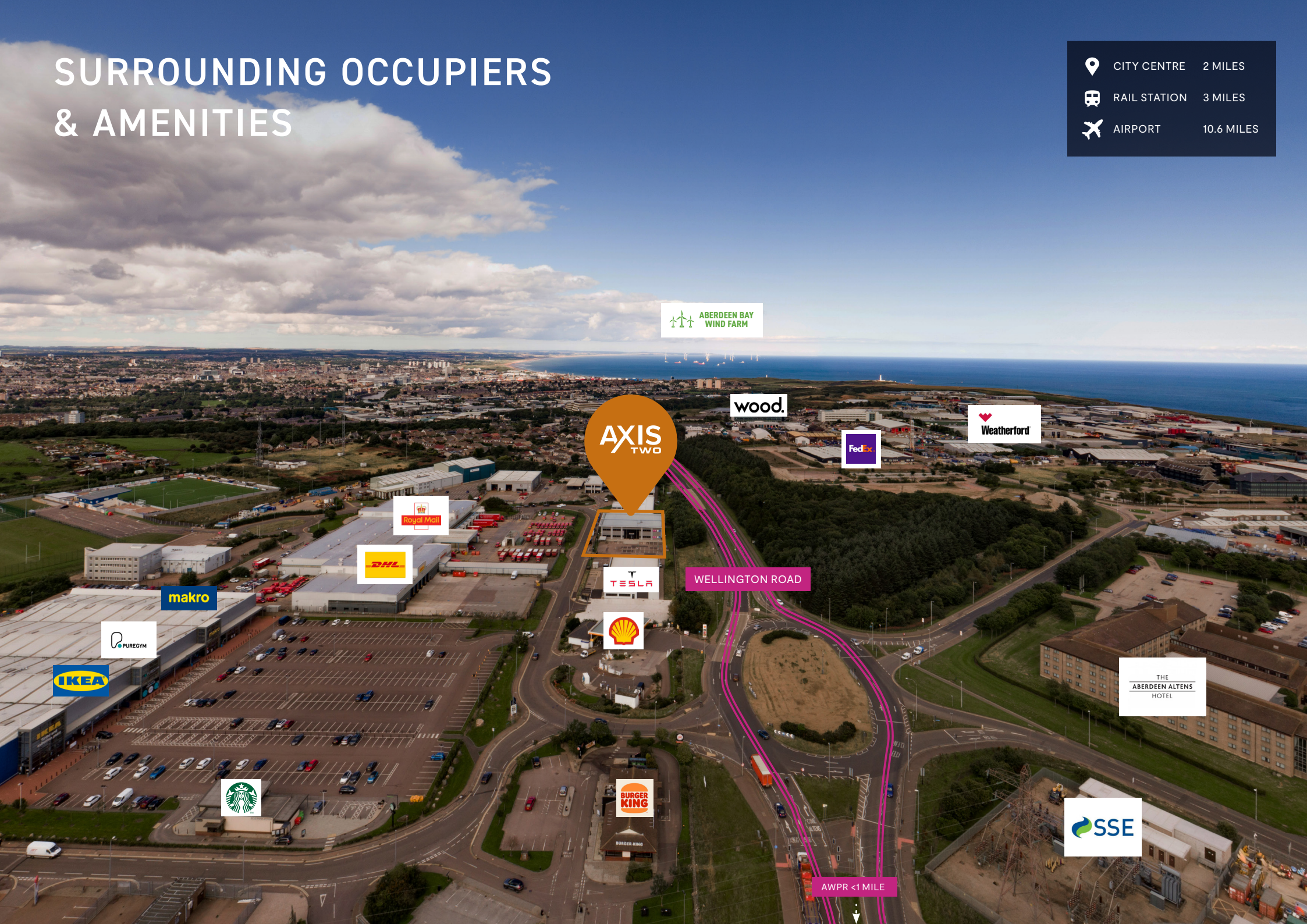
OFFICE

- Open plan office space
- Modern foyer / reception
- LED lighting throughout
- Generous car parking
- Staff welfare facilities



SURROUNDING OCCUPIERS & AMENITIES

-  CITY CENTRE 2 MILES
-  RAIL STATION 3 MILES
-  AIRPORT 10.6 MILES



ABERDEEN BAY
WIND FARM

wood.

Weatherford

FedEx

AXIS
TWO

Royal Mail

DHL

makro

PUREGYM

IKEA

TESLA

WELLINGTON ROAD

SHELL

THE
ABERDEEN ALTENS
HOTEL

STARBUCKS

BURGER KING

SSE

AWPR <1 MILE



KNIGHT PROPERTY GROUP

www.knightpg.co.uk

LEASE TERMS:

The property is available to let on full repairing and insuring terms. Further information is available on request from the letting agents.

RATEABLE VALUE:

The building is currently valued as an office on the Valuation Roll. The Rateable Value will require to be reassessed to reflect an industrial or showroom use. An estimate can be provided to interested parties.

VAT:

All monies quoted are exclusive of VAT which may be payable.

LEGAL COSTS:

Each party will bear their own legal costs. The ingoing tenant/purchaser will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

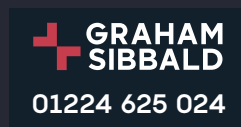
ENTRY:

On conclusion of legal missives.

VIEWINGS & OFFERS:

Viewing is strictly by arrangement with the joint letting agents.

To discuss how Knight Property Group can accommodate you at AXIS Two, please contact our letting agents:



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