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01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

FOR SALE

INDUSTRIAL UNIT WITH OFFICES, WORKSHOPS & SECURE YARD

Overhead
Cranes In-Situ



MUEHLHAN BUILDING
SOUTERHEAD ROAD
ALTENS INDUSTRIAL ESTATE
ABERDEEN
AB12 3LF

Viewing is strictly by arrangement
with the sole agent.

Floor Space:
3,424.61 sqm (36,862 sq ft)

Yard:
3,777.99 sqm (40,666 sq ft)

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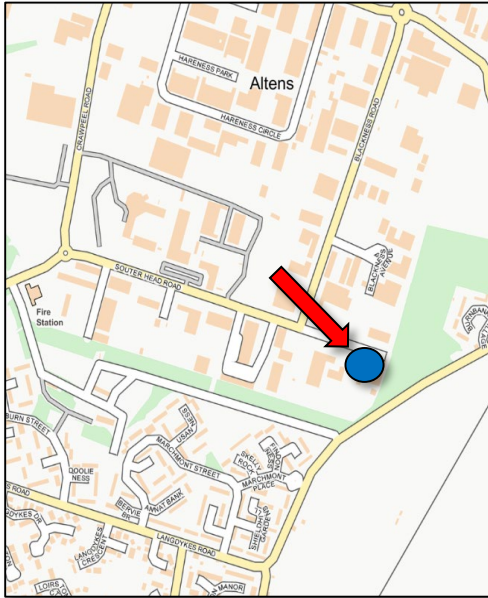
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
0207 436 1212

Manchester
0161 249 9778



Location:

The site is situated within the Altens Industrial Estate which lies approximately two miles south of Aberdeen's City Centre and is one of Aberdeen's prominent industrial locations.

The property itself is in the eastmost section of Souterhead Road and benefits from excellent transport links, such as the AWPR and A956, which help with accessibility in and around the city.

Surrounding occupiers include: Pegasus Express, JAM Cabling, AJT Engineering Limited, Baker Hughes, Weatherford, Stena Drilling, FedEx, Toolstation, CAN Offshore Ltd, Taylors Industrial Services and Greenham Scotland North.

The location is shown on the street plan above.

Description:

The subjects comprise a mixture of workshop and office accommodation, a secured car park and entrance gate, a paint shop, a TSA booth and a secured yard which consists of concrete and hardcore surface.

The main building on site contains a workshop with an office provision spread across two storeys. Moreover, there are two additional workshops, four storage units and portacabin offices spread across the site.

In addition to this, the yard space benefits from a vehicle turning area which allows for ease of access for HGV's.

The general specification of the subjects include:

Office

- Cellular office accommodation
- Carpeted flooring
- Panel tile ceiling
- LED lighting
- Tea prep and kitchen facilities

Workshop

- Steel portal frame
- Internal office and welfare accommodation
- High bay sodium lights
- Translucent light panels
- 3 phase power supply
- Roller shutter doors
- Blast bays
- Painted blockwork walls to dado height
- Spray booths
- Pressed steel cladding
- Concrete floor
- Steel palisade perimeter fence

General

- Concrete and hardcore yard
- 24 car parking spaces
- CCTV
- Alarm systems

Accommodation:

We understand that the property comprises the following gross internal floor areas: -

Offices	395.48 sq m	4,257 sq ft
Workshops	2,153.58 sq m	23,181 sq ft
Mezzanine	177.44 sq m	1,910 sq ft
Portacabins	295.90 sq m	3,185 sq ft
Stores	402.21 sq m	4,329 sq ft
Total	3,424.61 sq m	36,862 sq ft

Yard	3,777.99 sq m	40,666 sq ft
Concrete	2,311.24 sq m	24,878 sq ft
Hardcore	1,466.75 sq m	15,788 sq ft

Rateable Value:

The new draft proposed Rateable Value of the subjects is **£201,000** (formerly £246,000). Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation.

Details on the current uniform business rate and sewage rates are available on request.

Car Parking:

There is a secure car park located at the entrance to the premises with 24 parking spaces, including 2 disabled parking spaces.

EPC Rating:

The EPC Rating for the buildings on the site are as follows;

- Main Building - C
- Spray Shed - D+
- Rear Portacabin - E+

Price:

Offers in the region of £1,200,000 are invited for our client's interest, subject to the ground lease.

Ground Lease:

The ground lease for the premises was registered on the 30th December 1985 and runs for a term of 125 years, expiring 21st October 2110. There are presently 88 years unexpired on the ground lease. The next rent review is due 11th November 2025.

The ground rent is £79,872 per annum.

The permitted use of the ground lease falls within Class 4, 5 or 6 under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

VAT:

All prices, rents or other costs quoted are exclusive of VAT.

Legal Costs:

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

Viewing:

To arrange a viewing or for further information, please contact:

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Additional Photos:

NDT Area Workshop:



Paint Shop Interior with Crane:



Reception Area:



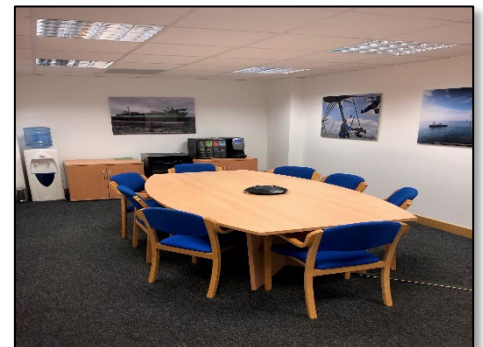
NDT Area Workshop:



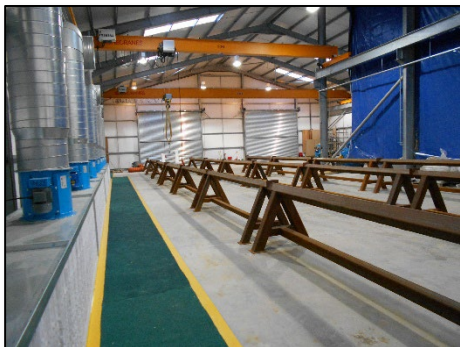
Secured Car Park:



Meeting Room:



Paint Shop Interior:



Concrete and Hardcore Yard:



Admin Office:



Paint Shop Exterior:



Concrete and Hardcore Yard:



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