



ALTENS

TRADE PARK

NO BUSINESS RATES
PAYABLE IN YEAR 1



LAST UNIT REMAINING



KNIGHT PROPERTY GROUP

INDUSTRIAL UNIT TO LET - IMMEDIATELY AVAILABLE

UNIT 2: 3,852 SQ.FT - 358 SQ.M

SOUTERHEAD ROAD, ALTENS INDUSTRIAL ESTATE, AB12 3ZS



LOCATION

Altens Trade Park is a new build industrial development located in a prominent position on Souter Head Road in the heart of Altens, Aberdeen's premier industrial location to the southside of Aberdeen.

Aberdeen harbour is less than 2 miles North and the development benefits from excellent access onto the new Aberdeen Western Peripheral Route (AWPR).

Occupiers within Altens Trade Park include: Jam Cabling Limited, North East Service Limited, EGS Turbines Limited and Ocean Safety.

Occupiers in close proximity include: Shell, Weatherford, Wood Group, Maersk and Odfjell.

The development comprises a number of new build industrial units which provide high quality industrial accommodation.

The property will be suitable for a number of uses including trade counter, storage and for those companies operating in the oil and gas sector.

The unit will benefit from designated car parking.

UNITS 1 – 6, ALTENS TRADE PARK SOUTER HEAD ROAD, ALTENS INDUSTRIAL ESTATE ABERDEEN, AB12 3ZS



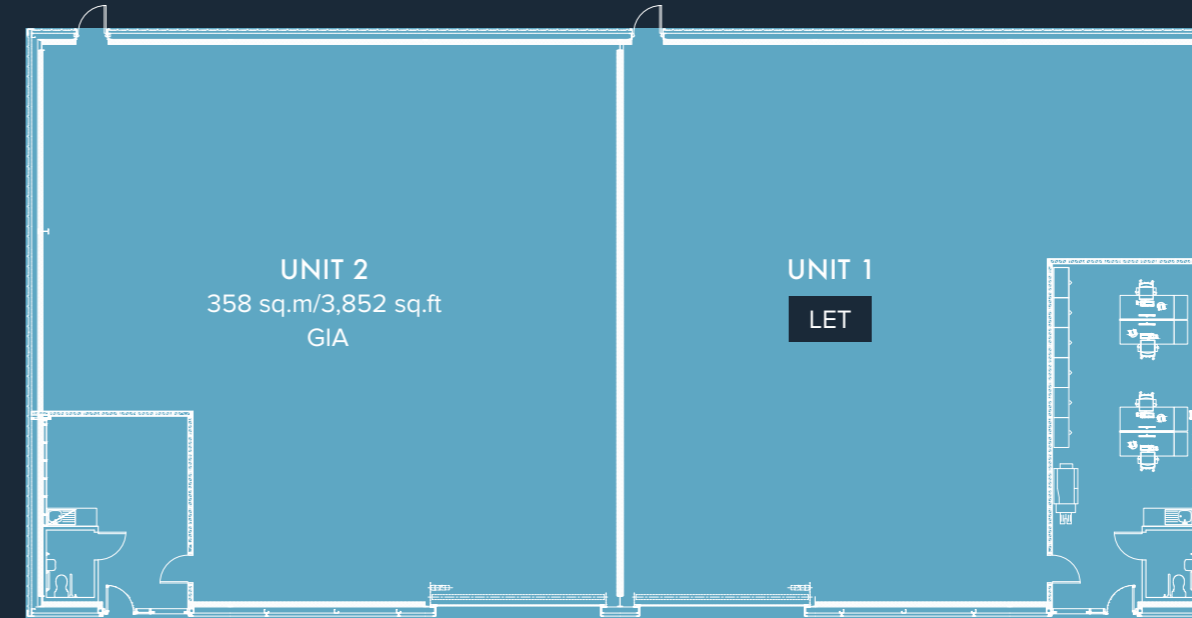
SURROUNDING OCCUPIERS AND AMENITIES

- | | | | | |
|--------------------------|----------------------------|-----------------------------|---------------------------------|--------------------------|
| 1. WOOD | 6. ODFJELL | 11. PURE GYM | 16. PETERSON | 21. TNT/FEDEX DEPOT |
| 2. BALMORAL GROUP | 7. STARBUCKS | 12. PETROFAC TRAINING | 17. ABB LIMITED | 22. FRANKS INTERNATIONAL |
| 3. MAERSK OIL | 8. SAINSBURY'S | 13. IKEA | 18. ARCO LIMITED | 23. CCF ABERDEEN |
| 4. SHELL | 9. ABERDEEN ALTENS HOTEL | 14. ROYAL MAIL | 19. NORTH EAST SCOTLAND COLLEGE | 24. WILLIAM WILSON |
| 5. WEATHERFORD - SEVERAL | 10. NATIONAL OILWELL VARCO | 15. SWIRE OILFIELD SERVICES | 20. WOLSELEY | 25. YODEL |



UNIT 2 - INTERIOR

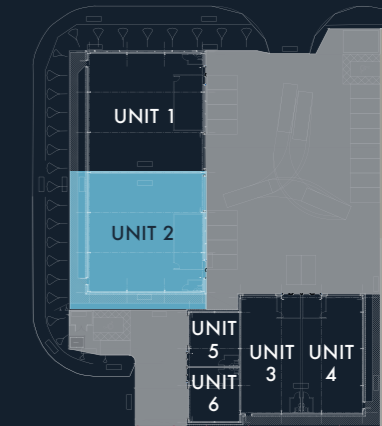
FLOOR PLAN



UNIT 2

UNIT 1: LET

UNIT 2: 358 sq.m/3,852 sq.ft GIA



SPECIFICATION

- + Self contained industrial unit
- + High performance insulated cladding
- + Electrically operated roller shutter doors measuring 5.5m in width
- + Eaves height of 6.19m to the front / 4.50m to the rear of the building
- + High quality office space



LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Any medium-long term lease will provide for periodic rent reviews.

RENTAL

Information on the quoting rent is available on application.

LEGAL COSTS

Each party will be responsible for their own legal expenses, together with LBTT and Registration Dues.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of A.

VAT

All figures quoted are exclusive of VAT.

RATEABLE VALUE

The ingoing tenant will benefit from 100% rates relief for the first 12 months under the 'New Entry /New Build' rates relief scheme. Interested parties should make their own.



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