

VIDEO
TOUR

>>

WORKSHOP, OFFICES & YARD

- > RECENTLY REFURBISHED
- > SIZE : 1,501.8 SQM
(16,165 SQFT)
- > YARD : 3,078 SQM
(33,131 SQFT)
- > RENTAL : £150,000PA
- > LOCATED WITHIN THE
ENERGY TRANSITION ZONE

TO LET

SOUTERHEAD ROAD, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LF

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 **GRAHAM
SIBBALD**

 **SHEPHERD
COMMERCIAL**

LOCATION

The property is located within the heart of Altens Industrial Estate, Aberdeen's premier industrial location some 3 miles south of the City Centre and Harbour.

Major Occupiers established within the estate include Shell UK, Fedex, Wood, Swire Group and many others.

Aberdeen is Scotland's third city, known as the Oil Capital of Europe and boasts one of the most dynamic economies within the UK.

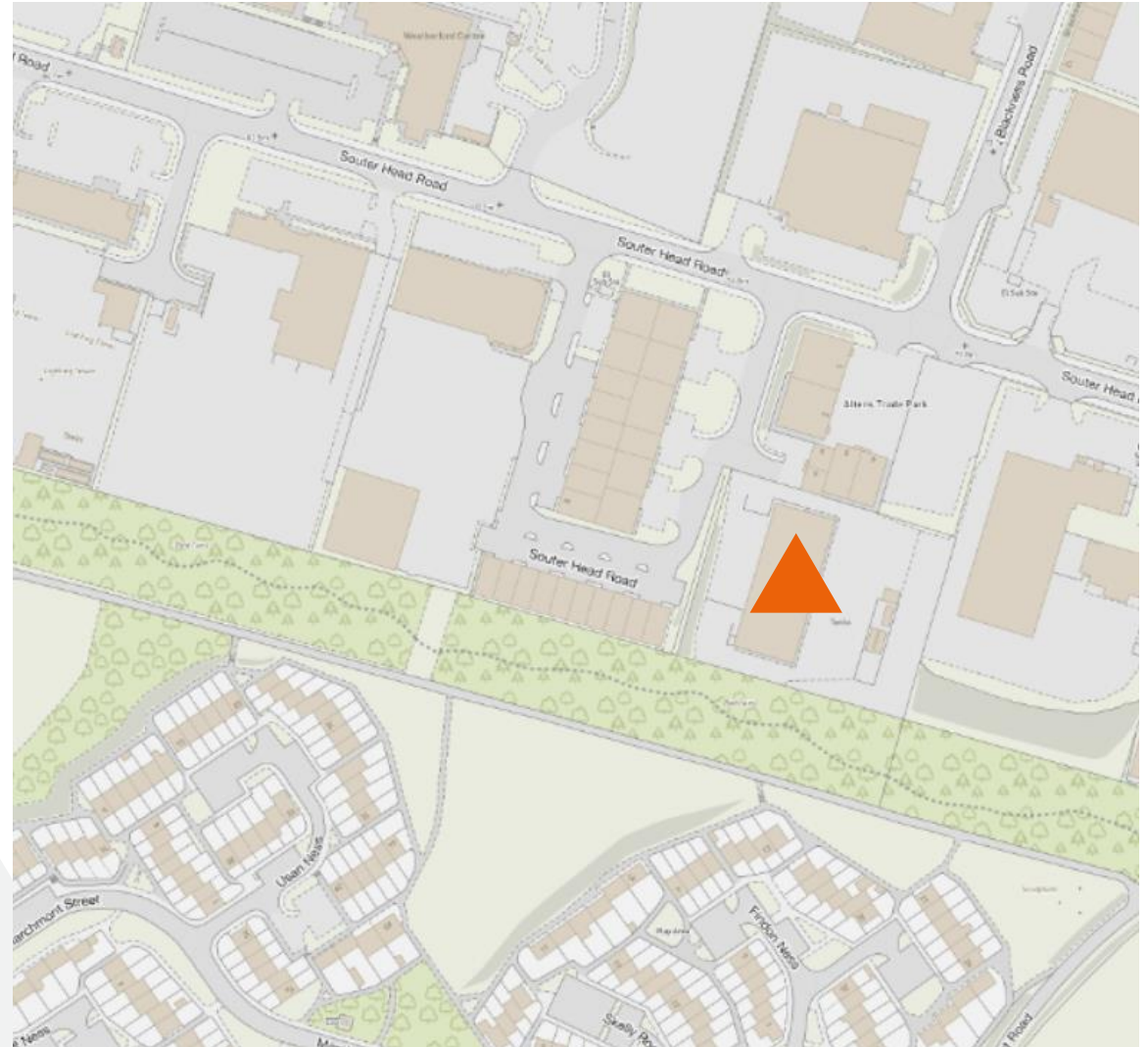
DESCRIPTION

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. The flooring at first floor level is carpet with the ground floor being painted concrete. 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, the flooring is painted concrete with the walls and ceilings being to the inside face of the blockwork and cladding. 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.



ACCOMMODATION

Description	SQM	SQFT
Workshop & stores	1,239.60	13,343
Ground Floor – office, staff canteen, male and female toilets	131.11	1,411
First Floor – open plan offices, kitchenette, male and female toilets	131.11	1,411
Total	1,501.80	16,165

The above mentioned floor areas have been measured on a gross internal area basis.

YARD

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

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated at a rental of £150,000 per annum

RATING ASSESSMENT

The property is currently entered in the Valuation Roll at a Rateable Value of £151,000.

From 1st April 2023, the proposed Rateable Value will be £122,000.

We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

VAT

All figures quoted are exclusive of Value Added Tax.

ENTRY

Immediately on completion of legal formalities.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C. Further details are available on request.

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.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
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