

## INDUSTRIAL UNIT WITH OFFICE AND YARD SPACE

- > GROSS INTERNAL AREA –  
1,226.68 SQM (13,204 SQ. FT)
- > YARD – 544 SQM (5,856 SQFT)
- > RENTAL – £85,000 PER ANNUM
- > EXCELLENT TRANSPORT LINKS
- > LOCATED WITHIN THE ENERGY  
TRANSITION ZONE
- > DESIGNATED PARKING TO THE  
FRONT



TO LET

### UNITS 1 & 2 COMMERCE CENTRE, SOUTERHEAD ROAD, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LF

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## LOCATION

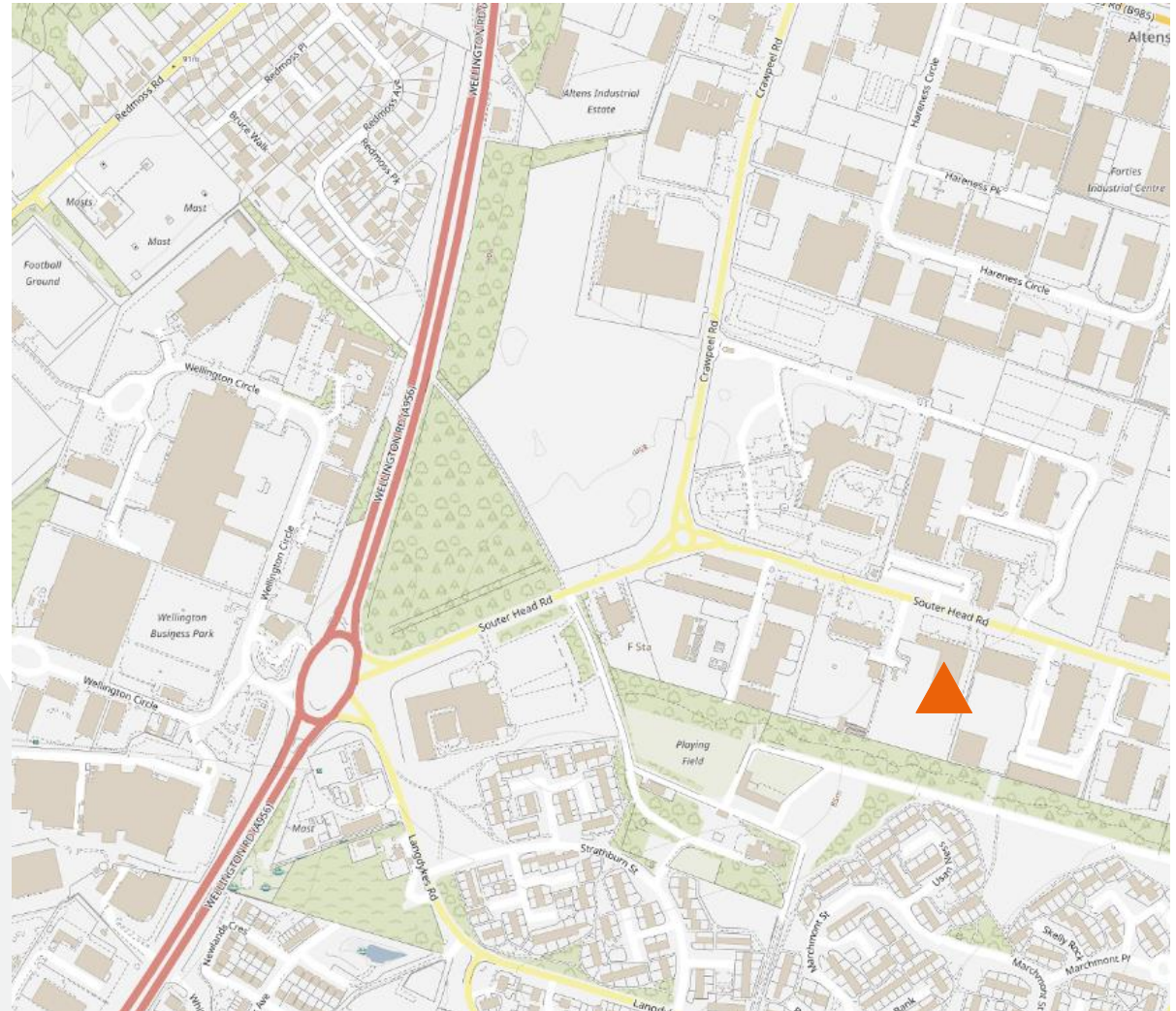
The property occupies a prominent site within Altens Industrial Estate, fronting Souterhead Road close to the junction with Wellington Road, the main arterial route leading to the City Centre and Harbour. The property benefits from an excellent road network, with the A90 providing access to the south. Additionally, the Charleston Junction of the Aberdeen Western Peripheral Route (AWPR) is located close by providing access to all points North and West of the city. The new £350m deep berth South Harbour at Nigg Bay will be operational in October 2022 and is less than three miles away.

## DESCRIPTION

The property comprises a detached industrial building of steel portal frame construction incorporating two storey offices at the front elevation. Externally the building has been clad with profile metal sheeting within the workshop area and brick to the office area. The roof over is pitched with a profile metal roof over.

Internally the unit is laid out to provide office accommodation at the front elevation with the rear workshop accommodation with roller shutter door access off the yard. The flooring within the office is predominately carpet with the walls being plasterboard and ceilings being suspended acoustic incorporating light fittings.

The workshop flooring is concrete with the walls and ceilings being to the inside face of the cladding or the blockwork of the offices.





**ACCOMMODATION**

	M <sup>2</sup>	ft <sup>2</sup>
Warehouse	907.00	9,763
Office	319.68	3,441
<b>TOTAL</b>	<b>1,226.68</b>	<b>13,204</b>

The subjects have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

**CAR PARKING**

Car parking is provided to the front of the site

**YARD**

The subjects benefit from concrete yard measuring 544sqm (5,856sqft) which has been calculated from online mapping software.

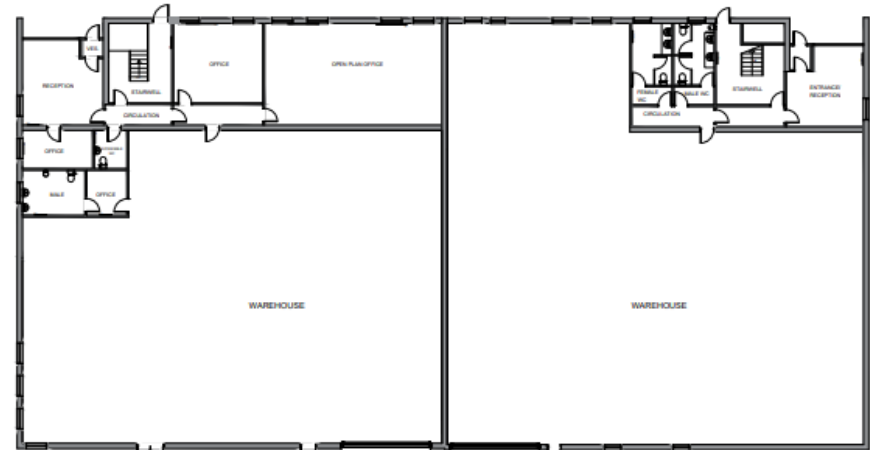
**RENTAL**

£85,000 per annum. As is standard practice, this will be payable quarterly in advance.

**LEASE TERMS**

Our clients are seeking to lease the premises for a negotiable length on full repairing and insuring terms. Any medium to long term lease durations will be subject to upward only rent review provisions.

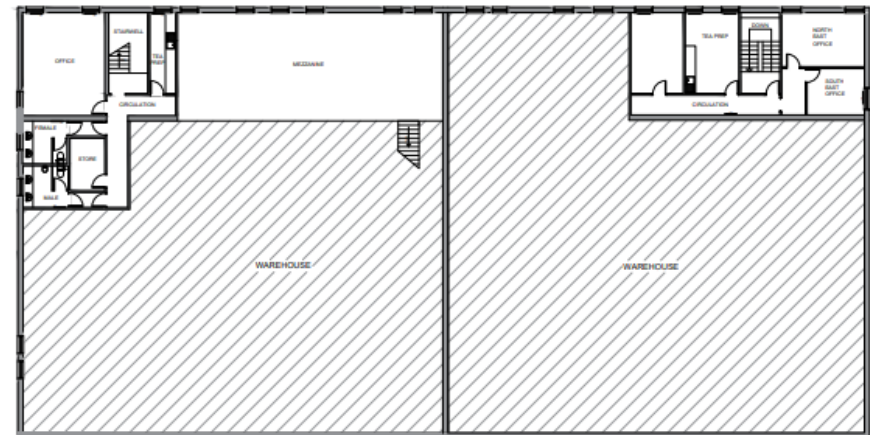
**GROUND FLOOR**



UNIT 2

UNIT 1

**FIRST FLOOR**



UNIT 2

UNIT 1

## RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £45,750 (Unit 1) and £51,500 (Unit 2) however will require re-assessment upon occupation due to reconfiguration works.

## ENERGY PERFORMANCE CERTIFICATE

Further information and a recommendation report is available to seriously interested parties on request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## ENTRY DATE

Upon conclusion of Legal Missives.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues, the cost of obtaining landlord's consent and LBTT where applicable.



**For further information or viewing arrangements please contact the joint agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN  
James Morrison, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) 01224 202800

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