UNITS 1 & 2

SOUTER HEAD ROAD

High quality refurbished industrial space from 9,108 sq ft to 27,104 sq ft.

UNIT 1:

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1,671.88 sq.m (17,996 sq.ft)

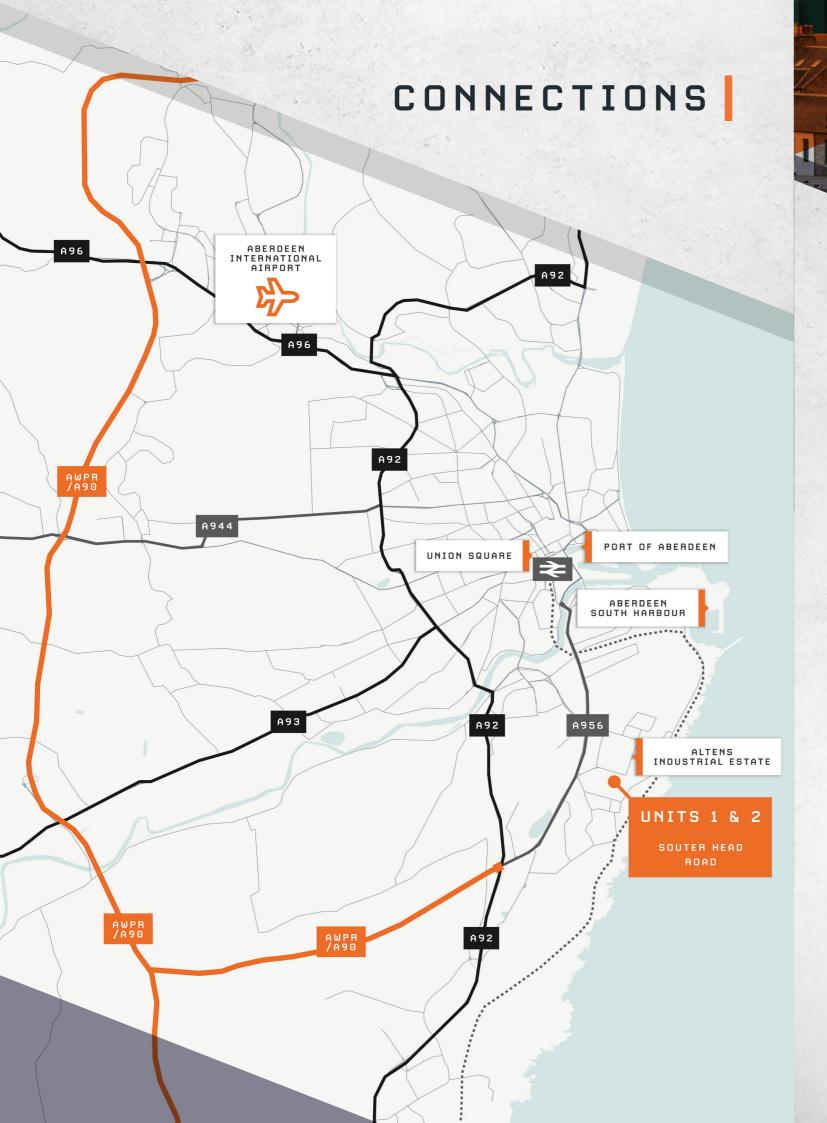
UNIT 2:

846.16 sq.m (9,108 sq.ft)

ADDRESS:

Units 1 & 2 Souter Head Road, Altens, Aberdeen, AB12 3FL





LOCATION ALTENS INDUSTRIAL ESTATE

The subjects are located within Altens Industrial Estate, one of Aberdeen's most popular industrial locations, and is situated on the southside of Aberdeen.

Altens Industrial Estate lies approximately two miles from Aberdeen City Centre and has good road links to Wellington Road (A956), which in turn, provides excellent road links to both Aberdeen City Centre and the south.

ETZ Ltd is a private sector led company spearheading the North East of Scotland's energy transition ambition supported by significant ongoing funding from both the Scottish and UK Governments. The North East of Scotland is now one of the most attractive locations in Europe for investment in low carbon and net zero technologies.

The Energy Transition Zone (ETZ), which comprises approximately 250 hectares including Altens and Tullos Industrial Estates together with the South Harbour and adjacent land, will be the catalyst for offshore renewables, production of hydrogen and

For further information see: <u>www.etzltd.com</u>

The units are in close proximity to the new South Harbour and within the newly formed Energy Transition Zone (ETZ) - a location for the accelerated development of a new zero energy cluster to attract new investment and deliver net zero.

CO2 storage making a significant contribution to the net zero objective. It is proposed that the ETZ will support 2,500 direct jobs with a further 10,000 energy transition related jobs.

A comprehensive investment programme is underway to deliver market ready properties and sites for high value manufacturing and the wider energy transition supply chain. This investment will include a Marine Gateway and the creation of specialist campuses for Offshore Wind, Hydrogen, Innovation and Skills that will position the region as a global leader in energy transition.



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HIGHLIGHTS

- From 9,108 sq ft to 27,104 sq ft
- Ideal for a number of uses including trade counter, storage & distribution and industrial use
- Available as a whole or individually
- 5T & 10T crane in situ
- Large secure concrete yard
- Located within The Energy Transition Zone
- Located in close proximity to Aberdeen's new deep water harbour



DESCRIPTION

TWO DETACHED INDUSTRIAL UNITS

The subjects have benefitted from an extensive refurbishment programme which includes the following features:

New insulated composite steel clad roof

Newly painted cladding

Clear internal eaves height of 7 and 8 metres

New electric roller shutter doors for vehicle access

New windows and pedestrian doors



LED lights throughout

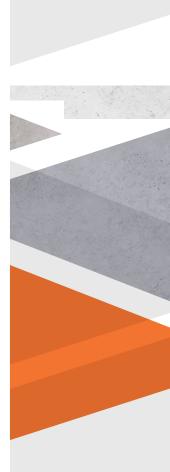


Secure concrete yard

Exclusive car parking



Electric vehicle charging points







ACCOMMODATION

GROSS INTERNAL AREAS:

BUILDING 1	SQ M	SQ FT
Workshop	1,017.75	10,995
Ground Floor Office	362.04	3,897
First Floor Office	292.09	3,144
SUB TOTAL	1,671.88	17,996
and the second second	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	and the second
BUILDING 2	SQ M	SQ FT
BUILDING 2 Workshop	SQ M 846.16	SQ FT 9,108
A STATE OF A STATE OF A STATE	83 8 9 9 5 . 34	Sale and a
Workshop	846.16	9,108
Workshop	846.16	9,108

THE SITE EXTENDS TO APPROXIMATELY 0.89 HECTARES [2.21 ACRES]





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Each party will be responsible for their own legal costs in respect of any transaction. The incoming tenant will be responsible for any Land & Buildings if applicable.

Transaction Tax and registration dues,

an EPC rating of 'A'.

VAT

exclusive of VAT.

ENTRY

Summer 2024 upon conclusion of legal formalities.

INFORMATION

TERMS & CONDITIONS

The units are available on full repairing and insuring leases.

Upon application.

RATEABLE VALUE

The subjects require to be assessed upon occupation. An estimate can be provided.

LEGAL COSTS

ENERGY PERFORMANCE RATING

The subjects are anticipated to achieve

All prices quoted on the schedule are

VIEWING & OFFERS

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.

Ryden

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