

TO LET



UNITS 1 & 2

SOUTER HEAD ROAD

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

UNIT 1:

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



WATCH
VIDEO

CONNECTIONS



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.

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.

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.

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.

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

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.

For further information see:
www.etzLtd.com



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

BUILDING 2	SQ M	SQ FT
Workshop	846.16	9,108
SUB TOTAL	846.16	9,108

TOTAL INTERNAL	2,518.04	27,104
Useable Concrete Yard	3,479.09	37,449

THE SITE EXTENDS
TO APPROXIMATELY
0.89 HECTARES
(2.21 ACRES)

FURTHER INFORMATION



TERMS & CONDITIONS

The units are available on full repairing and insuring leases.



RENT

Upon application.



RATEABLE VALUE

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



LEGAL COSTS

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 Transaction Tax and registration dues, if applicable.



ENERGY PERFORMANCE RATING

The subjects are anticipated to achieve an EPC rating of 'A'.



VAT

All prices quoted on the schedule are exclusive of VAT.



ENTRY

Summer 2024 upon conclusion of legal formalities.



VIEWING & OFFERS

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

savills

CLAIRE HERRIOT

01224 971139

claire.herriot@savills.com

Ryden

PAUL RICHARDSON

01224 588866

paul.richardson@ryden.co.uk