



DETACHED OFFICE, WORKSHOP & YARD  
WITH OVERHEAD CRANES



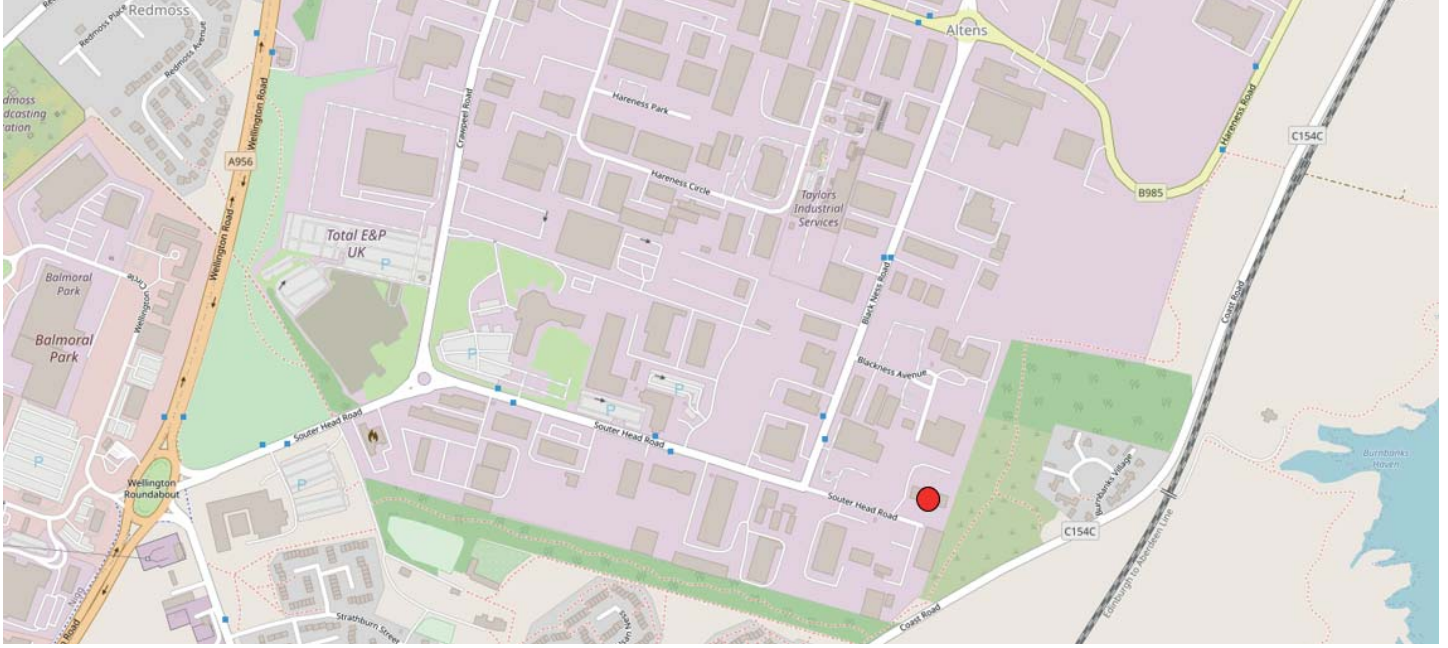
FOR SALE

## Souterhead Road, Altens Industrial Estate

Aberdeen, AB12 3LF | 984.4 sq.m (10,596 sq.ft)

To request a viewing call us on 01224 572661

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## DETACHED OFFICE, WORKSHOP & YARD WITH OVERHEAD CRANES

### LOCATION

This industrial facility is situated on the north side of Souterhead Road, close to its junction with Blackness Road in Altens Industrial Estate. Altens remains one of Aberdeen's industrial heartlands and will benefit from being located within Aberdeen's Energy Transition Zone, close to the Port of Aberdeen's new South Harbour.

Major occupiers within Altens include Wood, Baker Hughes, Fedex, Petersons, AAH Pharmaceuticals and Wolseley.

### DESCRIPTION

Ideally suited for engineering and fabrication use the workshop use has several standout features including:-

- Detached office and workshop with large storage yard
- Refurbished main offices with cellular and open plan space complete with welfare accommodation
- Vehicular access to the workshop space via two roller doors
- warm air heating in workshop
- Three gantry cranes
- Three phase electricity
- exclusive car parking spaces
- Substantial areas of secure hardcore yard with tarmac access roads and floodlighting
- Three stage petrol interceptor

### FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate areas calculated:-

Offices		
Ground Floor	193.3 sq.m	2,081 sq.ft
First Floor	64.5 sq.m	694 sq.ft
Workshop	712.5 sq.m	7,669 sq.ft
Mezzanine	14.1 sq.m	152 sq.ft
<b>Total</b>	<b>984.4 sq.m</b>	<b>10,596 sq.ft</b>

### SITE AREA

0.850 hectares (2.1 acres).

### PRICE

Offers are invited. The site on which the building is constructed is held by ground lease and details are available on request.



### RATEABLE VALUE

£105,000.

### RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

### GROUND TENURE

The site upon which the building is constructed is held by way of long term ground lease. The lease continues until 19 February 2105 and the current rent is £63,000 per annum. Further details are available on request.

### EPC

An EPC can be provided on request.

### VAT

Any price quoted is exclusive of VAT.

### LEGAL COSTS

Each party will bear their own costs in concluding the transaction with the ingoing occupier responsible for any LBTT, dues of registration and any costs associated with obtaining head landlord's consent.

### VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

#### **JONATHAN NESBITT**

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