



DETACHED OFFICE, WORKSHOP & YARD
WITH OVERHEAD CRANES



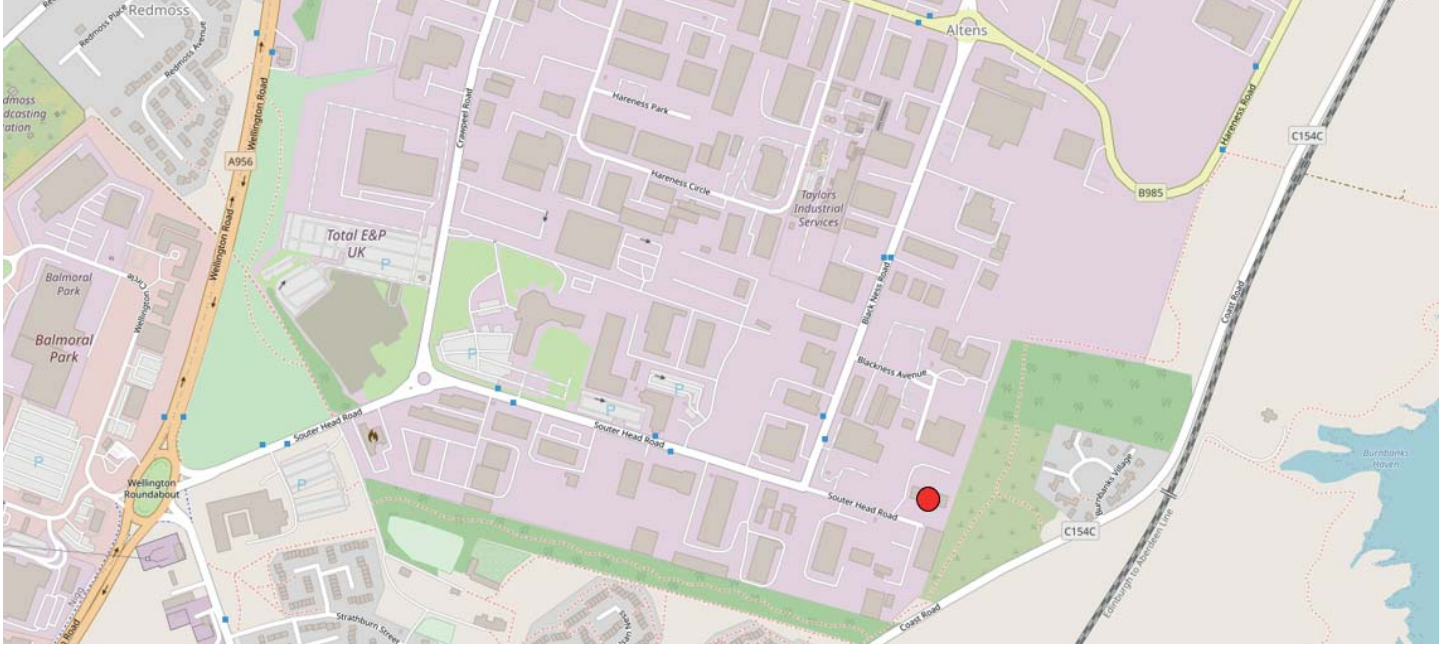
TO LET

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 IDEALLY LOCATED WITH STRONG TRANSPORT LINKS

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 concrete and tarmac yard with 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
Total	984.4 sq.m	10,596 sq.ft
Yard	5,269 sq.m	56,726 sq.ft

SITE AREA

0.850 hectares (2.1 acres).

LEASE TERMS

Flexible terms available.

RENT

£140,000 pa exc VAT.



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

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.

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.

ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

VIEWING & OFFERS

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

JONATHAN NESBITT

t. 01224 597531

e. jonathan.nesbitt@fgburnett.co.uk

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