



NESS POINT

TO LET

(SUBJECT TO GROUND LEASE)

**3 STOREY OFFICE
AVAILABLE AS A WHOLE OR SEPARATELY**

Blackness Road, Altens Industrial Estate,
Aberdeen, AB12 3LH

892 sq.m (9,601 sq.ft) approx





BUS / TRAIN STATION

HARBOUR

NEW HARBOUR

WELLINGTON ROAD (A956)

WOOD

PETERSON

NORTH EAST SCOTLAND COLLEGE

TO AWPR

WILLIAM WILSON

HARENESS ROAD

ABB

SWIRE

ABERDEEN ONE LOGISTICS PARK
FEDEX

CRAWPEEL ROAD

CAN OFFSHORE

BLACKNESS ROAD

SUBSEA TECHNOLOGY RENTALS

ARCO

SCANIA

NESS POINT

PETROFAC TRAINING

WEATHERFORD

MASTER FLO

GREIG ENGINEERING

AJT ENGINEERING

BAKER HUGHES

SOUTER HEAD ROAD

BUNZEL GREENHAM

PEGASUS EXPRESS



LOCATION

Situated on Blackness Road in the heart of Altens Industrial Estate.

Accessed via Hareness Road or Souter Head Road.

DESCRIPTION

OFFICE

- ▽ Comprehensively refurbished three storey office
- ▽ Modern specification throughout with comfort cooling and raised floors
- ▽ Suspended acoustic ceilings with recessed fluorescent lighting throughout
- ▽ Lift lobby waiting area
- ▽ Tea prep areas and toilet facilities on each floor
- ▽ 18 car parking spaces to the front.

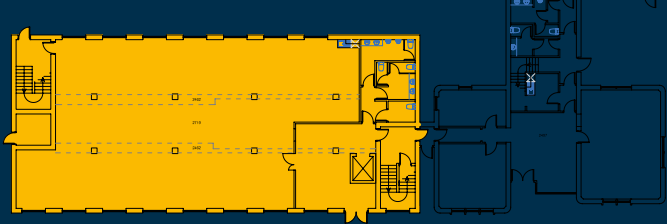


FLOOR AREAS

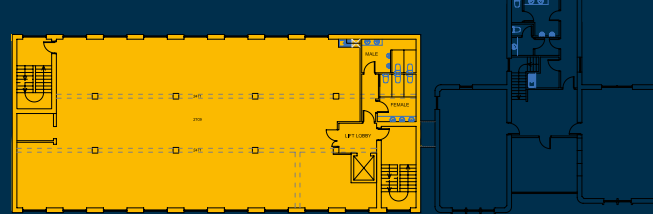
THREE STOREY OFFICE	sq.m	sq.ft
Reception	31.7	341
Ground Floor	265.3	2,856
First Floor	295.9	3,185
Second Floor	299.1	3,219
Total	892.0	9,601

Office floors are available in their individual components

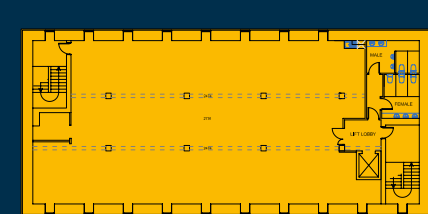
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LEASE TERMS

- Flexible lease terms available
- Rent on application
- Incentives available depending on length of lease and covenant

EPC

The property has an EPC rating of F.

RATEABLE VALUE

Currently part of a larger entry and will require to be reassessed.

ENTRY

Immediate entry is available upon conclusion of legalities.

VAT

Payable in addition to all monies due under the lease at the prevailing rate

VIEWING AND OFFERS

Viewing is by arrangement with the joint letting agents to whom all offers should be submitted in Scottish Legal Form.

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SIBBALD**

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