GRAHAM + SIBBALD
Chartered Surveyors and Property Consultants

TO LET UNDER DEVELOPMENT

Available from Q4 2026



STRATEGIC INDUSTRIAL OPPORTUNITY

NOVIS POINT, CRAWPEEL ROAD, ALTENS INDUSTRIAL ESTATE, ABERDEEN AB12 3LG

Prime warehouse, office and substantial yard space undergoing transformation within the Energy Transition Zone

- **30,226 sq ft GIA**
- **60,809 sq ft secure yard**
- **5 tonne overhead crane**
- **120 kVA electrical capacity**

A RARE OPPORTUNITY IN ABERDEEN'S ENERGY CORRIDOR

Located within the Energy Transition Zone (ETZ)

Excellent connectivity to AWPR, South Harbour and City Centre

Established industrial location with strong occupier demand

Suitable for logistics, industrial and energy sector occupiers

Altens Industrial Estate is one of Aberdeen's most established industrial locations, situated approximately two miles south of the city centre. The area benefits from **direct access to the AWPR, providing excellent connectivity across the region** and to the wider UK motorway network.



AT THE HEART OF THE ENERGY TRANSITION

The property is located within the Energy Transition Zone (ETZ), a **globally significant hub focused on offshore renewables, hydrogen production and net zero infrastructure.**

Supported by substantial public and private investment, the ETZ is driving long-term demand for high-quality industrial space, positioning this asset at the centre of Aberdeen's evolving energy economy.

Major government-backed initiative

Focus on offshore wind, hydrogen and energy innovation

Proximity to South Harbour and key energy infrastructure



Pictures for illustration purposes only



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REPOSITIONED FOR MODERN INDUSTRIAL USE

The property is undergoing substantial reconfiguration to deliver a high-quality warehouse, office and yard offering.



Pictures for illustration purposes only



WAREHOUSE

- Eaves height of 6.5 – 8.5 metres
- 5 tonne overhead crane
- Three electric roller shutter doors
- Gas heating
- LED lighting

OFFICE

- Refurbished office accommodation
- Open plan layout
- LED lighting

EXTERNAL

- Secure yard extending to 60,809 sq ft
- 59 dedicated parking spaces
- Total site area approx. 3.1 acres


PORT OF ABERDEEN
suez
wood.
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ETZ
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FRANK'S INTERNATIONAL
ALTENS INSDUSTRIAL ESTATE
CRAWPEEL ROAD
FedEx
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DEDICATED INVESTMENT ZONE SPECIAL TAX SITE

North East Scotland Investment Zone

As a designated tax site within the Aberdeen Energy Transition Zone — a status held by only a select number of sites across the region — occupiers at Novis Point can access:

- **100% Non-Domestic Rates relief for up to 5 years**
- **100% first-year Enhanced Capital Allowance on qualifying plant & machinery**
- **Zero Employer NIC on salaries up to £25,000 per eligible new employee for up to 3 years**
- **Enhanced Structures & Buildings Allowance at 10% per year on qualifying works**
- **Full Land & Buildings Transaction Tax relief on qualifying transactions**

Reliefs available until 30 September 2034.

FLEXIBLE ACCOMMODATION

All floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

DESCRIPTION	Sq M	Sq Ft
Workshop	2,196.02	23,638
Offices	612.04	6,588
TOTAL	2,808.06	30,226
Yard	5,649.29	60,809

Availability: Upon completion of refurbishment works (or earlier by agreement).

Rent & Lease Terms: The property is available on a new Full Repairing and Insuring (FRI) lease for a term to be agreed. Rent upon application.

Rateable Value: The property will be reassessed upon completion of works. Estimates are available upon request.

Energy Performance Certificate to be reassessed following completion of refurbishment works.

VAT: All figures quoted are exclusive of Value Added Tax.

Legal Costs: Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be liable for any LBTT and registration dues in the normal manner.

Anti Money Laundering Regulations: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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Important Notice

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending purchasers/tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending purchasers/tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchasers/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING



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