TO LET

INDUSTRIAL UNITS WITH OFFICE AND YARD SPACE

GRAHAM SIBBALD



Unit 1 & 2 Commerce Centre,
Souterhead Road, Altens Industrial
Estate, Aberdeen, AB12 3LF

- Gross Internal Area — 1,423.21 sq.m (14,243 sq. ft)
- Yard — 544 sq.m (5,856 sq. ft)
- Excellent Transport Links
- Located within the Energy Transition Zone

LOCATION

The property occupies a prominent site within Altens Industrial Estate, fronting Souterhead Road close to the junction with Wellington Road, the main arterial route leading to the City Centre and Harbour. The property benefits from an excellent road network, with the A90 providing access to the South. Additionally, the Charleston Junction of the Aberdeen Western Peripheral Route (AWPR) is located close by providing access to all point North and West of the city.



DESCRIPTION

The property comprises a detached industrial building of stell portal frame construction incorporating two storey offices at the front elevation. Externally the building has been clad with profile metal sheeting within the workshop area and brick to the office area.

Internally the unit is laid out to provide office accommodation at the front elevation with the rear workshop with roller shutter door access off the yard. The flooring within the office is predominately carpet with the walls being plasterboard and ceilings being suspended acoustic incorporating light fitments. The workshop flooring is concrete with the walls and ceilings being to the inside face of the cladding or the blockwork of the offices.

ACCOMMODATION

We calculate the following approximate Gross Internal Areas (GIA), in accordance with the RICS Code of Measurement Practice (6th Edition) as follows:

Unit 1

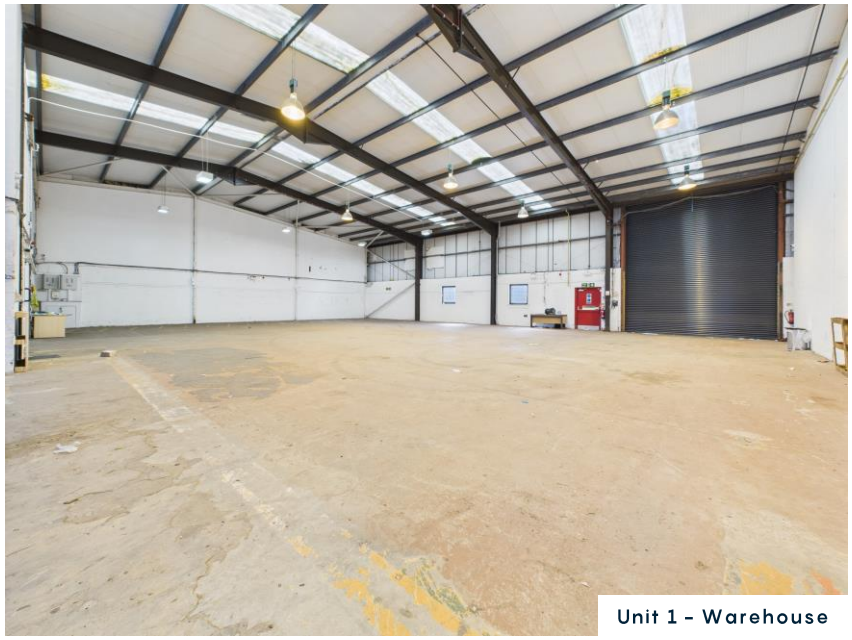
	Sq M	Sq Ft
Warehouse	500.00	5,382
Office	150.69	1,622
TOTAL	**650.69**	**7,004**

Unit 2

	Sq M	Sq Ft
Warehouse	407.00	4,381
Office	168.99	1,819
Mezzanine	96.53	1,039
TOTAL	**772.52**	**7,239**

Unit 1 & 2

	Sq M	Sq Ft
TOTAL	**1,423.21**	**14,243**



Unit 1 - Warehouse



Unit 2- Warehouse

YARD

The subjects benefit from concrete year measuring 544 sq. m (5,856 sq. ft) which has been calculated from online mapping software

CAR PARKING

There are 23 car parking spaces available around the unit.

LEASE TERMS

Our clients are seeking to lease the premises for a negotiable length on full repairing and insuring terms. Any medium to long term lease durations will be subject to upward only rent

RENT

Upon application

VAT

All figures quotes are exclusive of VAT at the prevailing rate

EPC

Upon application

RATEABLE VALUE

The property is entered in the current valuation roll as follows: Rateable Value — Unit 1 - £45,750 and Unit 2 - £51,500. However will require re-assessment upon occupation due to reconfiguration works.

ENTRY

Upon conclusion of Legal Missives

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenants liable for LBTT and registration dues in the normal manner.

VIEWINGS

To arrange a viewing or for further information, please contact the joint letting agents.



To arrange a viewing please contact:



CHRIS ION
Partner
chris.ion@g-s.co.uk
07717 425 298



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

Joint Agents:

SHEPHERD
CHARTERED SURVEYORS

JAMES MORRISON
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01224 202 800

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