/INDURENT



Industrial

UNIT 2 - BLOCK 2 | SOUTERHEAD INDUSTRIAL ESTATE

Souterhead Industrial Estate, Altens, Aberdeen, AB12 3LF

UNIT 2 - BLOCK 2 | 1,172 SQ FT

Industrial Unit

Industrial unit with office accommodation, 24 hour access, and car parking, this unit is a flexible space well suited to a variety of uses including workshop, light industrial, storage, and trade counter.
Situated on a well located estate, the unit is just 3 miles south of Aberdeen City centre on Souterhead Industrial Estate, which also benefits from CCTV, parking, and circulation space within a common yard.

Lease Type	New



Unit Summary

- WC Facilities
- Car Parking
- CCTV
- Office Accommodation
- Flexible Space
- Ideal Trade Counter Units

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,400.00	£10.58
Rates	£6,156.41	£5.25
Maintenance Charge	£1,900.00	£1.62
Insurance	£234.40	£0.20
Total Cost	£20,690.81	£17.65

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0100715

+44(0) 808 169 7554

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Location

Souterhead Industrial Estate is located 3 miles south of Aberdeen City centre. The Estate is located in Altens, the premier industrial location on the south side of Aberdeen. The estate is 125 miles north of Edinburgh and 140 miles north east of Glasgow. The general area is predominately industrial.

Road
A90: 2 miles

Airport
Aberdeen Airport: 15 miles

Rail
Aberdeen Railway: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (10)

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Key Contact



Heather Graham

Customer Engagement Manager

"Heather joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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