Ryden

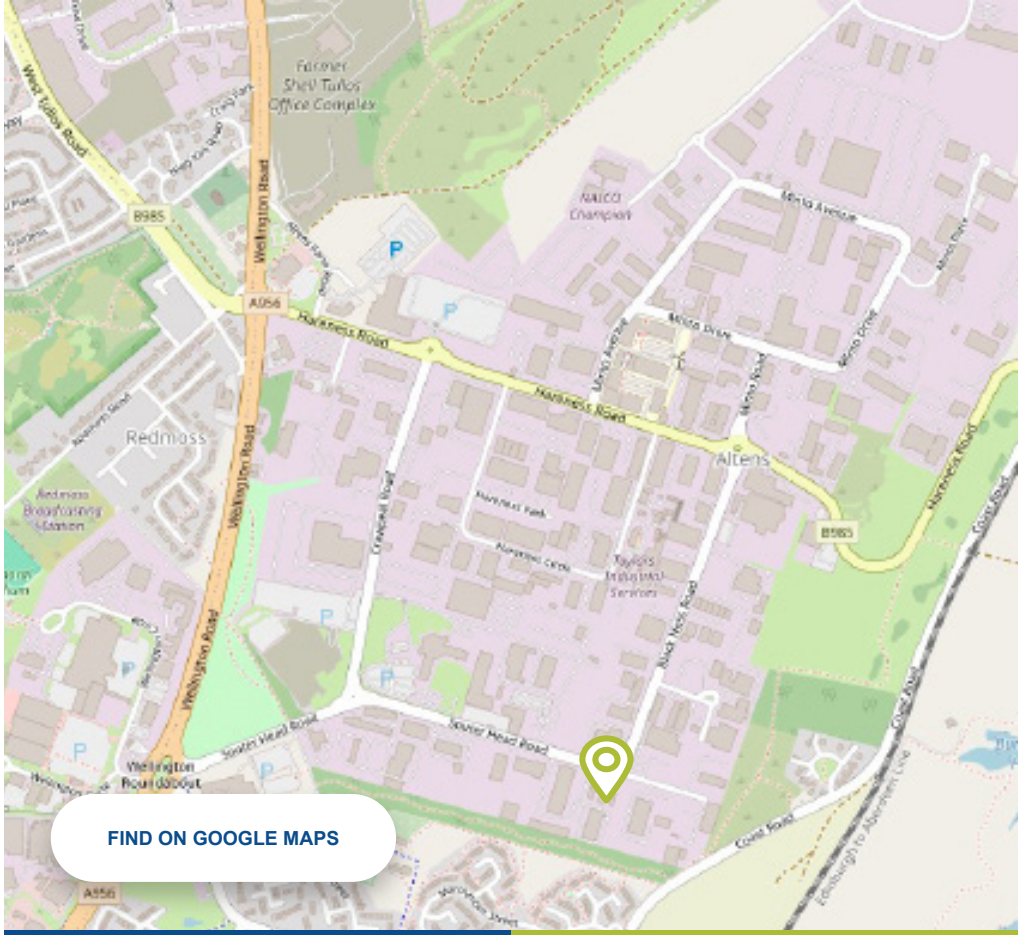
TO LET

NEW BUILD INDUSTRIAL UNIT WITH HIGH QUALITY OFFICES

358 SQ M (3,852 SQ FT)

UNIT 2
ALTENS TRADE PARK
SOUTERHEAD ROAD
ALTENS
ABERDEEN
AB12 3ZS

- LOCATED WITHIN THE ENERGY TRANSITION ZONE (ETZ)
- 100% RATES RELIEF IN YEAR 1
- EXCELLENT TRANSPORT LINKS TO THE NORTH, SOUTH & WEST
- OPTION TO LEASE YARD/ STORAGE SPACE IN ADJOINING SITE



ALTENS TRADE PARK IS A NEW BUILD INDUSTRIAL DEVELOPMENT LOCATED IN A PROMINENT POSITION ON SOUTERHEAD ROAD

LOCATION

Altens Trade Park is a new build industrial development located in a prominent position on Souterhead Road in the heart of Altens, Aberdeen's premier industrial location on the southside of Aberdeen. The estate stands to benefit from being situated within the City's Energy Transition Zone which will create Scotland's largest dedicated energy transition complex.

Aberdeen harbour is less than 2 miles north and the development benefits from excellent access onto the Aberdeen Western Peripheral Route (AWPR).

Occupiers within close proximity include; Weatherford, Peterson, Scania, EGS Turbines, Jam Cabling, Ocean Safety and North East Services.

DESCRIPTION

The development comprises a number of new build industrial units which provide high quality industrial accommodation built to the following specification:

- Self contained industrial unit;
- High performance insulated cladding;
- Electrically operated roller shutter doors measuring 5.5m in width;
- Eaves height of 6.19m to the front / 4.50m to the rear of the building;
- High quality office space.

The property will be suitable for a number of uses including trade counter, storage and for those companies operating in the oil and gas sector.

The unit benefits from designated car parking.

ADDITIONAL YARD SPACE/ STORAGE SPACE

Any occupier has an opportunity to lease up to approximately 20,000 sq ft of yard/ storage space in an adjoining site.

EPC

The subjects have an EPC Rating of A. A copy of the EPC and Recommendation

Report can be provided upon request.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived: -

DESCRIPTION	SQ M	SQ FT
UNIT 2	358	3,852

RENT

On application.

LEASE TERMS

Our clients are seeking to lease the premises on new Full Repairing and Insuring terms for a period to be agreed, ideally for a minimum term of 5 years. Any medium/ long-term leases will provide for upward only rent reviews at periodic intervals.

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £44,500 effective from 1 April 2023.

The unit benefits from **100% rates relief** in Year 1 of the lease.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

ALTENS
TRADE PARK
Souter Head Road
Yard/Storage Space

UNIT 2
ALTENS TRADE PARK
SOUTERHEAD ROAD
ALTENS
ABERDEEN
AB12 3ZS

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(3,852 SQ FT)

GET IN TOUCH

Please get in touch with our letting agent for more details.

Joe Thomson
T 07887 751 090
E joe.thomson@ryden.co.uk

Kevin Jackson
T 01224 900 029
E kevin@jacksonsurveyors.co.uk

Erin Chessor
T 07570 382544
E erin.chessor@ryden.co.uk

Ryden
The Capitol
431 Union Street
Aberdeen
AB11 6DA
01224 588 866

ryden.co.uk

Jackson Chartered Surveyors
7 Albert Street
Aberdeen
AB25 1XX

01224 900 029

jacksonsurveyors.co.uk

Ryden

Jackson CHARTERED SURVEYORS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identif ying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **September 2026**