

**CURRENTLY
UNDERGOING
REFURBISHMENT**

TO LET

WAREHOUSE UNIT WITH OFFICES

Located within established
industrial location

Benefits from 5T Crane in workshop

Size – 605.70 sqm (6,520 sqft)

Rental - £57,500 per annum



WHAT 3 WORDS

**UNIT 6 COMMERCE CENTRE, SOUTERHEAD ROAD,
ABERDEEN, AB12 3LF**

CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk





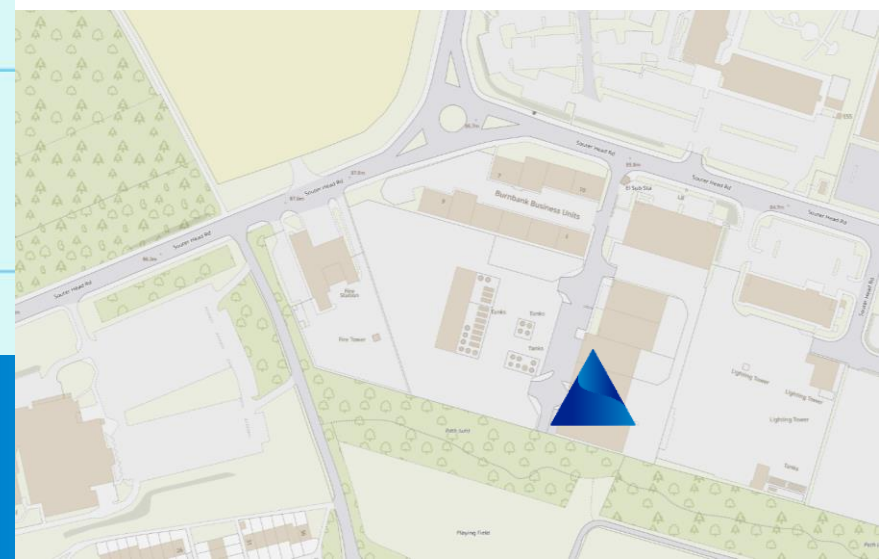
Location

UNIT 6 COMMERCE CENTRE, SOUTERHEAD ROAD
ABERDEEN, AB12 3LF



The property sits 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 city centre is located **2 miles** to the north.

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 points North and West of the city. The nearby occupiers are commercial in use and include **Halfords** and **Ocean Kinetics**.



Warehouse Unit with Offices



FIND ON GOOGLE MAPS



Description

UNIT 6 COMMERCE CENTRE, SOUTERHEAD ROAD
ABERDEEN, AB12 3LF



The subjects comprise of an end terraced warehouse unit and is laid out to provide workshop and office accommodation along with car parking to the front.

The property is of a steel portal frame construction with a pitched roof over incorporating translucent roof panels with access via a pedestrian door or an electric roller shutter door.

Internally, the workshop flooring is painted concrete with the walls being painted blockwork to dado height and to the inside face of the cladding thereafter. Lighting is provided via high bay LED fittings. The workshop benefits from having a 5T crane in situ.

The office accommodation is located over ground and first floor with the flooring overlaid in a mixture of coverings with the walls being painted plasterboard. The ceilings are a mix of suspended acoustic tiles and plasterboard. Male and female w.c's are located within this area along with a kitchen area.



Accommodation

	m ²	ft ²
Warehouse	380.56	4,096
Office GF	104.13	1,121
Office FF	121.01	1,302
TOTAL	605.70	6,520

The subjects have been measured on a gross internal area in accordance with the RICS Code of Measuring Practice 6th Edition

Rental

£57,500 per annum, exclusive

Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £41,250. The rates poundage for 2026/2027 is 48.1p in the £.

An incoming occupier may be entitled to 12 months rates free via the Fresh Start Relief Scheme and should satisfy themselves of their qualification of this.

Energy Performance Certificate

Available upon request.

Legal Costs

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

Services

Mains electricity, gas, water and drainage are installed.

Entry

Immediately upon completion of legal formalities.

VAT

All prices quoted in this schedule are exclusive of VAT.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



James Morrison

James.morrison@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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.

shepherd.co.uk