

# FABRICATION WORKSHOPS, OFFICES & YARD TO LET/FOR SALE



**BLACKNESS ROAD  
ALTENS INDUSTRIAL ESTATE  
ABERDEEN AB12 3LH**

## LOCATION

The property which extends to in excess of 3 acres (1.225 hectares) is situated on the east side of Blackness Road approximately 183 m (200 yds) south of the junction with Hareness Road within Aberdeen's premier industrial location of Altens.

Altens is located approximately 3 miles south of Aberdeen City Centre and Harbour and has easy access to all main arterial routes serving all parts of the City.

Aberdeen is Scotland's third city, known as the Oil Capital of Europe, and is one of the most prosperous regions in the UK.

The site is shown on the location plan opposite for identification purposes only.

## DESCRIPTION

The main warehouse is constructed of steel portal frame construction with concrete floor and blockwork walls with profiled aluminium cladding above. The roof is pitched and is constructed with double skinned aluminium cladding. The warehouse has been subdivided into 3 distinct bays. Bays 1 and 2 have an internal eaves height of 8.5 metres (27ft 10 inches) including a 10 tonnes and 20 tonnes overhead crane running the full length of the building.

Bay 1 also has internal offices constructed over two storeys used for parts store and mezzanine storage. Bay 3 is constructed to the rear of Bay 2 of similar construction but benefits from a 14.8 metres (48 ft 6 inches) internal eaves height and an overhead 50 tonnes crane.

The main offices are situated at the front of the warehouse arranged over two storeys of concrete block walls partly rendered and partly clad with metal cladding with concrete floors and flat felt covered roof.

The production offices are single storey of concrete blocks with aluminium cladding and a flat aluminium clad roof. To the rear of the buildings there is a single storey canteen extension with concrete block and aluminium cladding walls, flat aluminium clad roof and concrete floor.

There are also two detached buildings to the rear of the site one of steel portal frame construction with a full height profiled metal cladding to three walls and full height blockwork wall to the east elevation, harled externally. The roof is pitched and clad with insulated metal cladding.

The second building is a basic store constructed of steel portal frame with concrete floor and single skin metal cladding to the walls and roof.

Concrete storage yards are provided to the front of the units with further storage located around the building.

## ACCOMMODATION

The following accommodation is provided:

	<b>Gross Internal Areas</b>
<b>Main Office - Ground</b>	
Reception area, meeting room, male and female toilets, open plan office	143.81m <sup>2</sup> (1548 sq ft)
<b>Main Office - First</b>	
Boardroom, kitchenette, open plan office	143.81m <sup>2</sup> (1548 sq ft)
<b>Production Office - Ground</b>	
Open plan office, male and female toilets with a number of individual offices formed within the space by multiple demountable partitions	235.32m <sup>2</sup> (2533 sq ft)
<b>Subtotal</b>	<b>522.94m<sup>2</sup> (5629 sq ft)</b>
<b>Workshops</b>	
<b>Bays 1 &amp; 2</b>	
Fabrication area, workshop, stoes	1,052.02m <sup>2</sup> (11,324 sq ft)
<b>Bay 3</b>	
Workshop and test area	208.49m <sup>2</sup> (2,244 sq ft)
Mezzanine Storage	41.16m <sup>2</sup> (443 sq ft)
<b>Rear Store 1</b>	
Workshop/store	215.25m <sup>2</sup> (2,317 sq ft)
<b>Rear Store 2</b>	
Storage	198.22m <sup>2</sup> (2,134 sq ft)



<b>Canteen</b>	
Canteen, lockers, toilets and compressor room	101.4m <sup>2</sup> (1,091 sq ft)
<b>Subtotal</b>	<b>1,816.54m<sup>2</sup> (19,553 sq ft)</b>
<b>Grand Total</b>	<b>2,339.48m<sup>2</sup> (25,182 sq ft)</b>

We have calculated that the useable storage finished primarily in concrete, excluding car parking and access, extends to 492.38m<sup>2</sup> (5,300 sq yds) or thereby.

## CAR PARKING

The car park provides parking for approximately 45 vehicles.

## SERVICES

All main services have been installed. Heating to the industrial space is by radiant gas fired high level heaters and to the offices a mixture of gas fired radiator and electric heating.

## RATING ASSESSMENT

The property is entered in the current valuation roll at; Rateable Value - £195,000  
The uniform business rate for the year 2015/2016 is 49.3p in the £.

## LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease subject to a Schedule of Condition for a period to be negotiated incorporating upward only rent reviews at appropriate intervals.

## RENTAL

£240,000 per annum, exclusive.

## GROUND TENURE

The property is held on a freehold title.

## PRICE

Offers in excess of £2,250,000 are invited.

## V.A.T.

All figures quoted are exclusive of Value Added Tax.

## ENTRY

By arrangement.

## EPC

This property has an Energy Performance Rating of D.

## LEGAL COSTS

Each party will be responsible for all legal costs in connection with the transaction with the purchaser/tenant responsible for LBTT and registration dues in the normal manner.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view on a strictly by appointment basis.