

DETACHED INDUSTRIAL UNIT WITH OFFICES & SECURE CONCRETE YARD **TO LET**

**REDUCED
RENTAL**

**FULLY
REFURBISHED**



**UNIT 3 BLACKNESS INDUSTRIAL
CENTRE, BLACKNESS ROAD,
ALTENS INDUSTRIAL ESTATE,
ABERDEEN AB12 3LH**

LOCATION

The property is located on the East side of Blackness Road within Altens Industrial Estate, Aberdeen's premier industrial location situated some 3 miles south of Aberdeen City Centre and Harbour.

Major occupiers established within the estate include, Shell UK, Total UK Limited, Swire Group, Wiseman Dairies and Weatherford.

Aberdeen is Scotland's third city known as the oil capital of Europe, with a population of 215,000 and has one of the most dynamic economies in the UK.

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

DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with blockwork dado wall and clad above with PVC coated metal sheeting and the floor is concrete.

Two storey offices, general/office/reception, staff and locker rooms are provided within the portal frame and in addition to car parking and loading / unloading access there is a secure concrete storage yard located and accessed from the rear of the building.

ACCOMMODATION

The following accommodation is provided measured on a gross internal basis:

Ground Floor

Reception with 3 offices, general office, staff room, locker room, kitchenette, male and female toilets, bothy/office 468.78m² (5,046 sq ft)

First Floor

Open plan office 47.0m² (506 sq ft)

TOTAL **515.78m² (5,552 sq ft)**

Secured concrete yard 552m² (660 sq yds)

SERVICES

All main services are installed. Heating to the offices is by electric panels and to the warehouse by a gas fired warm air blower.

RATING ASSESSMENT

The property is entered in the valuation roll as follows:

Rateable Value - £56,500.

The Uniform Business Rate for the year 2017/2018 is 49.2p in the £.

An appeal has been lodged.

LEASE TERMS

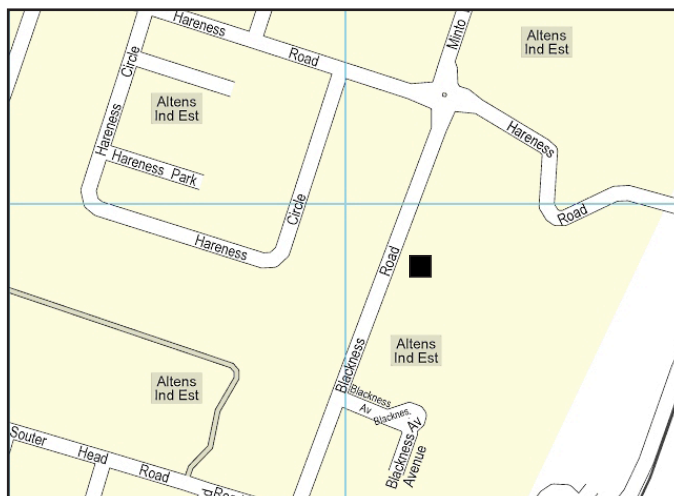
The property is offered on a new Full Repairing and Insuring lease for a period to be negotiated.

RENTAL

£65,000 per annum, exclusive – **reduced to £50,000 per annum, exclusive.**

EPC

The energy performance rating for this building is G.



ENTRY

By arrangement.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of Value Added Tax.

OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.



t: 01224 611800

f: 01224 644100 e: info@abrobb.com

10b Queens Gardens Aberdeen AB15 4YD

Regulated by RICS