

OFFICES WAREHOUSE AND YARD TO LET



**UNIT 2 COMMERCE CENTRE
SOUTERHEAD ROAD
ALTENS INDUSTRIAL ESTATE
ABERDEEN AB12 3LF**

LOCATION

The property occupies a prominent site fronting Souterhead Road close to the junction with Wellington Road, the main arterial route leading to the City Centre and Harbour.

Altens is regarded as Aberdeen's premier industrial estate approximately three miles south of Aberdeen City Centre and Harbour with major occupiers within the estate including Swire Group, Weatherford, Schlumberger, Total and Maersk.

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 as shown on the plan opposite for identification purposes only.

DESCRIPTION

The property comprises an industrial/office building of steel portal frame construction incorporating two storey offices, of facing brick and cladding externally with pvc metal coated sheeting above. The floor is concrete.

ACCOMMODATION

The following accommodation is provided:

Offices	Gross Internal Area
Ground Floor	
Reception, 6 offices,	312.06m ² (3359 sq ft)
2 open plan Offices, toilet, boiler room, storage	
3 internal offices	88.16m ² (949 sq ft)
First Floor	
7 offices, storage, male	247.68m ² (2666 sq ft)
and female toilets Internal boardroom,	129.51m ² (1394 sq ft)
offices/stores	
Warehouse	
Warehouse/Workshop	183.02m ² (1970 sq ft)
Mezzanine Storage	48.96m ² (527 sq ft)
TOTAL	1009.39m² (10,865 sq ft) or thereby

It may be possible to remove the internal offices and therefore increase the warehouse/workshop to around 279m² (3000 sq ft).

Car parking is located to the front and side of the unit with a concrete yard providing access to the rear.

SERVICES

Main services are installed with heating by a gas fired system.

RATING ASSESSMENT

The property is entered in the valuation as follows:

Net & Rateable Value - £88,500

The Uniform Business Rate for the year 2014/2015 is 48.2p in the £



LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease for a period of 10 years incorporating a 5th year rent review.

RENTAL

£115,000 per annum exclusive.

V.A.T.

All figures quoted are exclusive of Value Added Tax.

ENTRY

By arrangement.

EPC

The property has an Energy Performance Rating of C.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the tenant being liable for SDLT and registration dues.

OFFERS & VIEWING

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



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Regulated by RICS