



**TO LET**

**WAREHOUSE WITH  
OFFICES AND SECURE  
YARD**

**GROSS INTERNAL AREA –  
1,255.04 SQM (13,509 SQFT)**

**ADDITIONAL SPACE AVAILABLE  
IF REQUIRED**

**YARD – 3,222 SQM (34,681 SQFT)**

**RENTAL - £150,000 per annum**

**WITHIN POPULAR INDUSTRIAL  
ESTATE**

**5T OVERHEAD CRANE  
INSTALLED**



**WHAT 3 WORDS**

**CRAWPEEL ROAD, ALTENS, ABERDEEN, AB12 3LG**

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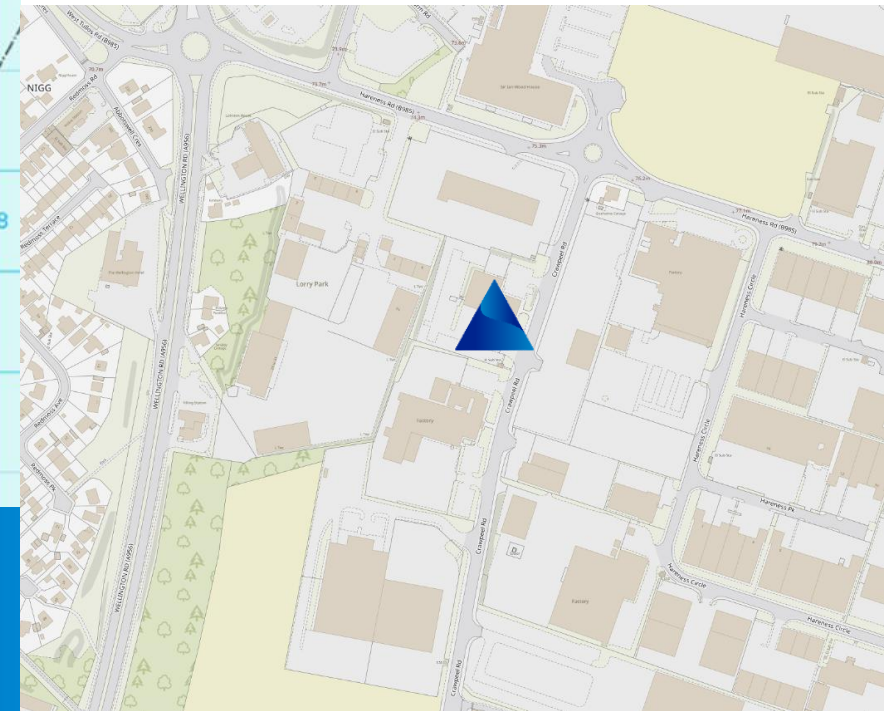
# Location

CRAWPEEL ROAD, ALTENS, ABERDEEN, AB12 3LG

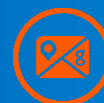


The property is located within the Altens Industrial Estate which is one of Aberdeen's main industrial locations and is located approximately 2 miles south of Aberdeen City Centre. The location benefits from being in close proximity to the A90 and the AWPR and as such provides rapid access to the main road network.

Surrounding commercial occupiers include Wood, Mercedes Benz Trucks, William Wilson and Odfjell Drilling.



Warehouse with offices and secure yard



FIND ON GOOGLE MAPS



# Description

CRAWPEEL ROAD, ALTENS, ABERDEEN, AB12 3LG



**The subjects comprise of a detached warehouse and office facility with a secure yard.**

The warehouse unit is of a steel portal frame construction with blockwork walls to dado height and profile metal cladding thereafter. The roof over is pitched and clad with metal cladding incorporating translucent roof panels with artificial lighting being provided by a number of high bay light fitments.

Warehouse offices have been created on the ground floor along with staff areas. The eaves height is approx. 6.2M and the unit benefits from a 5T overhead crane.

The offices at ground floor are currently laid out in a mix of open plan and private office accommodation with kitchenette and w.c. facilities. There are good levels of natural light throughout with artificial lighting being provided by CAT 2 fitments within the suspended tile ceiling.

A link building connects the warehouse to the office and also provides access to the first floor office accommodation.

## **Yard**

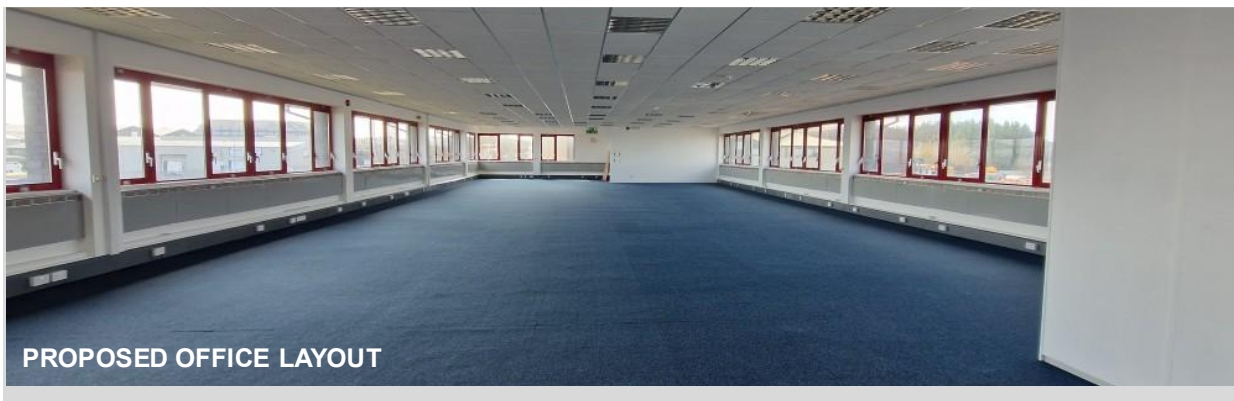
The subjects benefit from a concrete surfaced forecourt incorporating a wash bay along with areas of hardcore yard. These areas benefit from being floodlit from the building.

## **Additional Office Accommodation**

Additional open plan office accommodation can be provided if required of 6,686sqft.

## **Car Parking**

The subjects provide parking for approximately 40 cars.

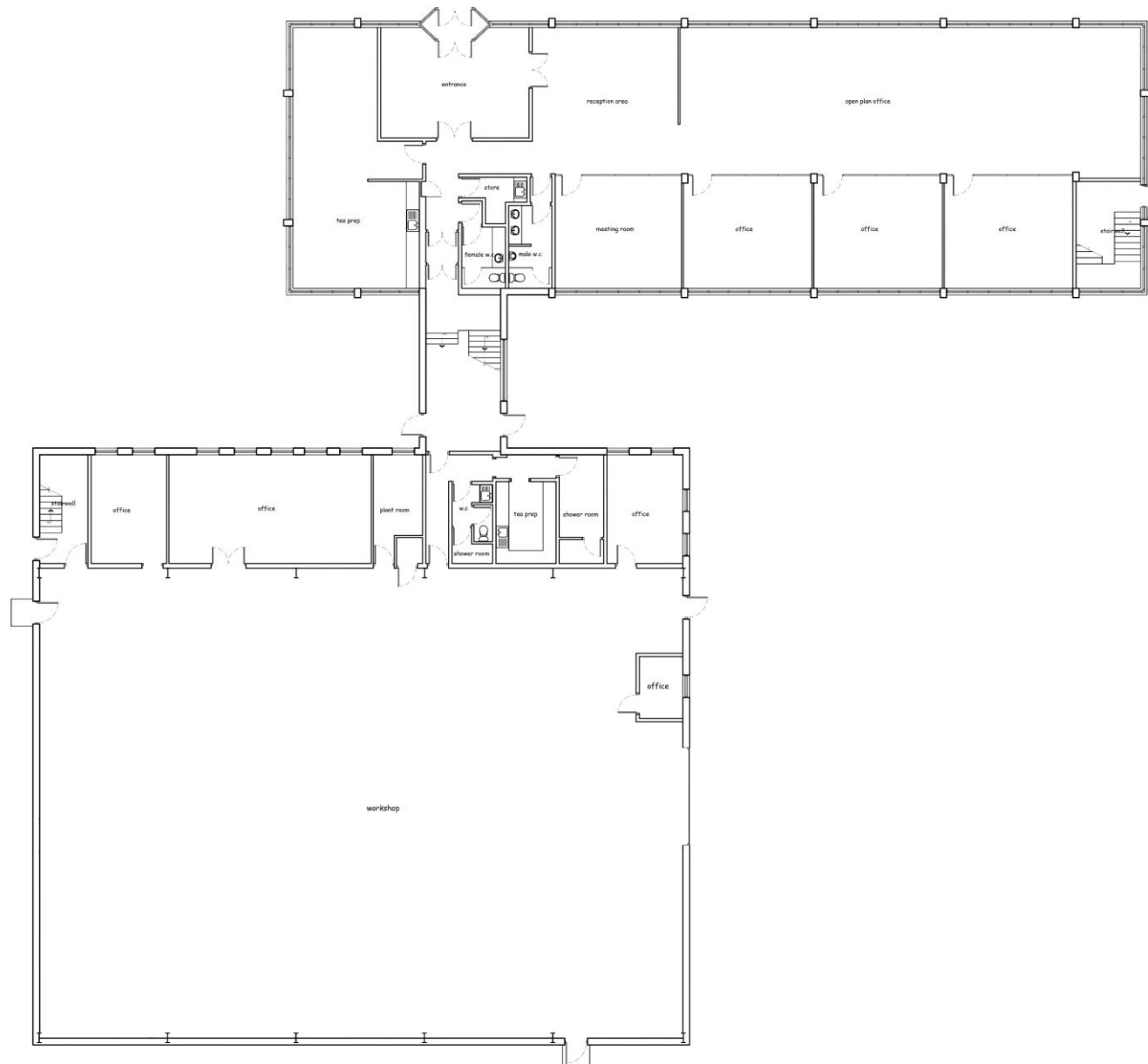


PROPOSED OFFICE LAYOUT



# Floor Plans

CRAWPEEL ROAD, ALTENS, ABERDEEN, AB12 3LG





## Accommodation

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

	M <sup>2</sup>	ft <sup>2</sup>
Warehouse	614.58	6,615
Warehouse Offices	159.52	1,717
Office Building	480.94	5,177
<b>TOTAL</b>	<b>1,255.04</b>	<b>13,509</b>

## Yard

The yard has been measured using online mapping software and provides the following area:

	M <sup>2</sup>	ft <sup>2</sup>
Yard	3,222	34,681

## Rental

£150,000 per annum.

## Lease Terms

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

## Entry

Immediately upon completion of legal formalities.

## Services

Mains electricity (3 phase), water, gas and drainage are installed. Heating to the offices is by a gas fired radiator central heating system.

## Rateable Value

The subjects are currently entered in the Valuation Roll as part of a larger entry and will require reassessment upon occupation.

An indicative Rateable Value can be provided upon request.

## Energy Performance Certificate

The property has an EPC Rating of B (office building) and C (warehouse building).

## VAT

All figures quoted are exclusive of Value Added Tax.

## 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.

## Offers & Viewings

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

## Get in Touch

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



**James Morrison**

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### Shepherd Chartered Surveyors

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### 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.

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