

Ryden

TO LET

MODERN INDUSTRIAL UNIT WITH
OFFICES

72.88 SQ M (784 SQ FT)

100% Rates Relief Available



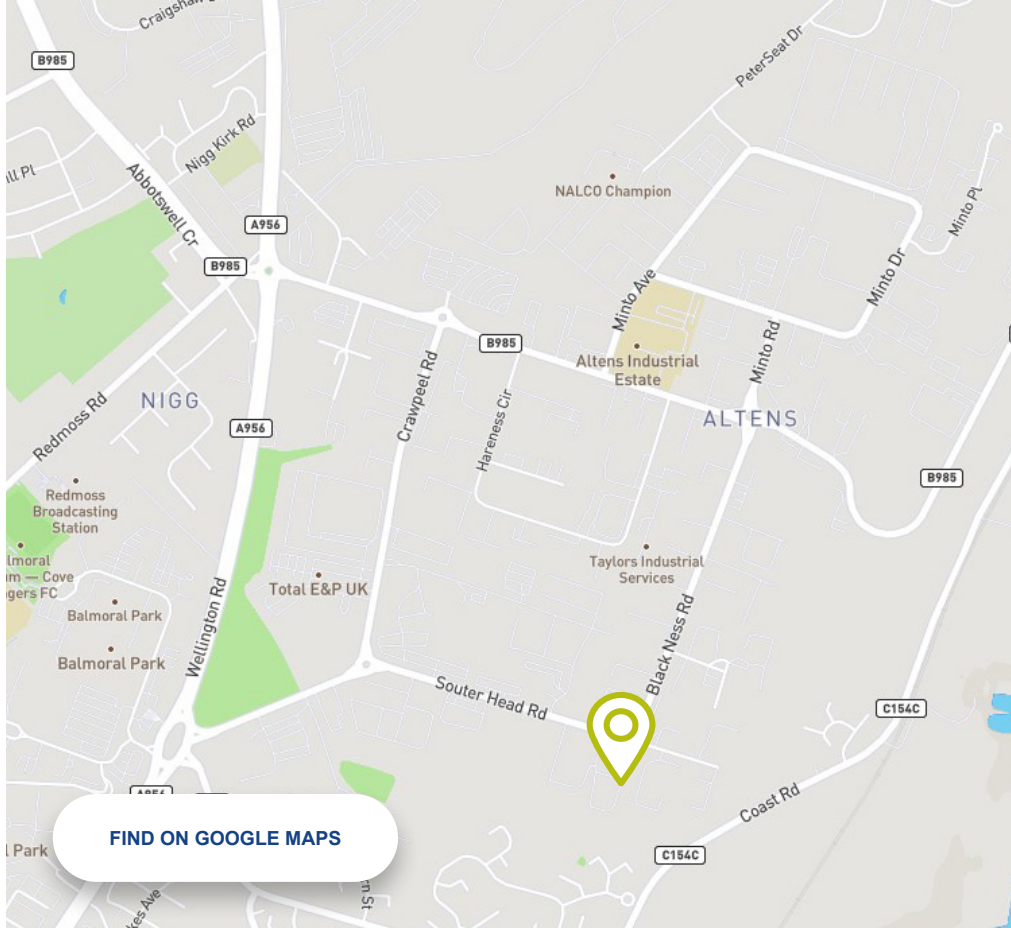
UNIT 6, ALTENS
TRADE PARK
SOUTERHEAD ROAD
ABERDEEN
AB12 3ZS

EASY ACCESS TO THE
CITY VIA WELLINGTON
ROAD AND TO THE SOUTH
VIA THE A956 AND A90

100% RATES RELIEF
AVAILABLE

AVAILABLE IMMEDIATELY

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



[FIND ON GOOGLE MAPS](#)

THE DEVELOPMENT PROVIDES EASY ACCESS TO THE CITY VIA WELLINGTON ROAD AND TO THE SOUTH VIA THE A956 AND THE A90.



LOCATION

The property is located within a modern industrial development comprising 6 units known as Altens Trade Park, located in a prominent position on Souterhead Road within the Altens Industrial Estate, situated to the south of Aberdeen City Centre.

The development provides easy access to the City via Wellington Road and to the south via the A956 and the A90.

Occupiers within the estate include; Odfjell, Baker Hughes, Wood Group, Fedex, Petrofac, Frank's International, AIS, Stena Drilling, Weatherford, Scania, Bell Group, Muller, Ocean Safety, Jam Cabling, CAN Group and Siemens Energy.

DESCRIPTION

The subjects comprise a modern industrial unit of steel portal frame construction clad in profile metal sheeting with a mono-pitched roof. Internally, the unit comprises workshop and office accommodation with a toilet.

- Eaves height of approx. 5.20 metres
- 3 phase power supply
- LED lighting
- Translucent light panels
- Electric roller shutter door - approx. 4 metres in height and 5 metres in width
- Security alarm system
- DDA compliant
- Staff welfare facilities
- Concrete floor (workshop)
- Carpet floor (office)

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £10,250.

Any prospective tenant will benefit from 100% Rates Relief, if qualifying for the **Small Business Bonus Scheme (SBBS)**.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	50.91	548
OFFICE & STAFF WELFARE	21.96	236
TOTAL	72.88	784

RENT

On application.

LEASE TERMS

Our clients are seeking to lease the premises on new Full Repairing and Insuring terms for a period to be agreed, ideally for a minimum term of 5 years.

Any medium/long term leases will provide for upward only rent reviews at periodic intervals.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of B. A copy of the EPC and Recommendations Report can be provided upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any prospective tenant must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

GET IN TOUCH

Please get in touch with our letting agent for more details.

Scott Farquharson

T 07384 543094

E scott.farquharson@ryden.co.uk

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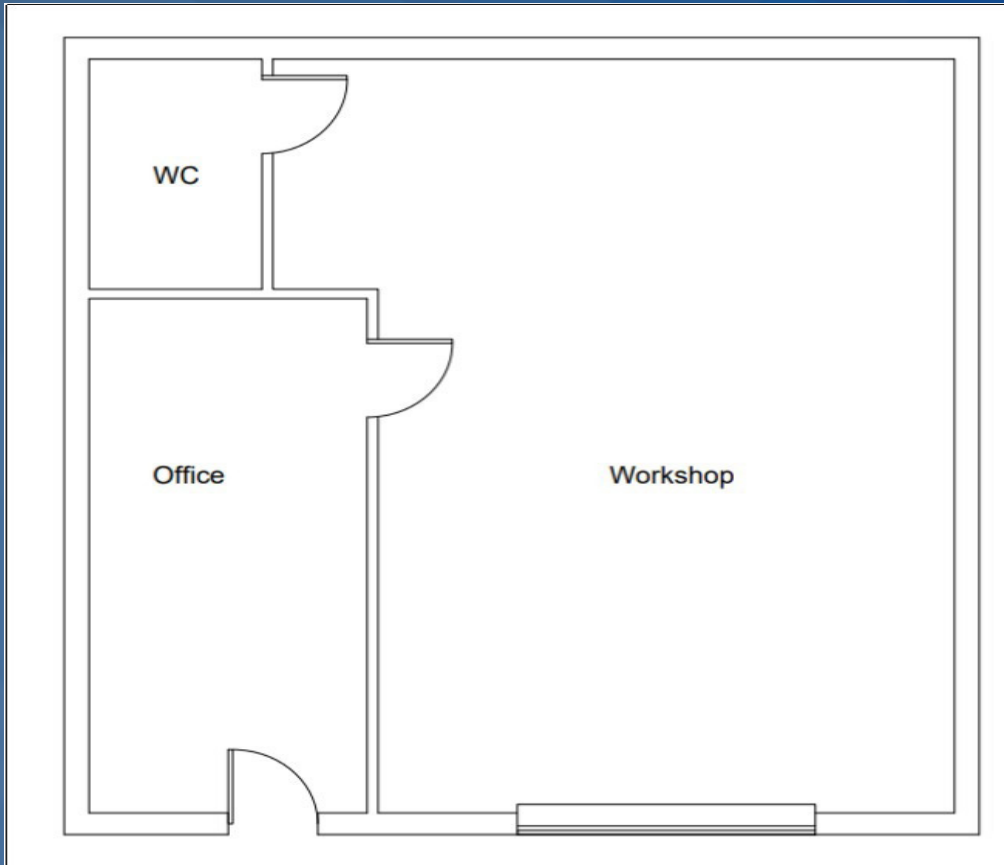
The Capitol
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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **June 2025**



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