

**TO LET**  
INDUSTRIAL UNIT WITH OFFICE AND YARD SPACE

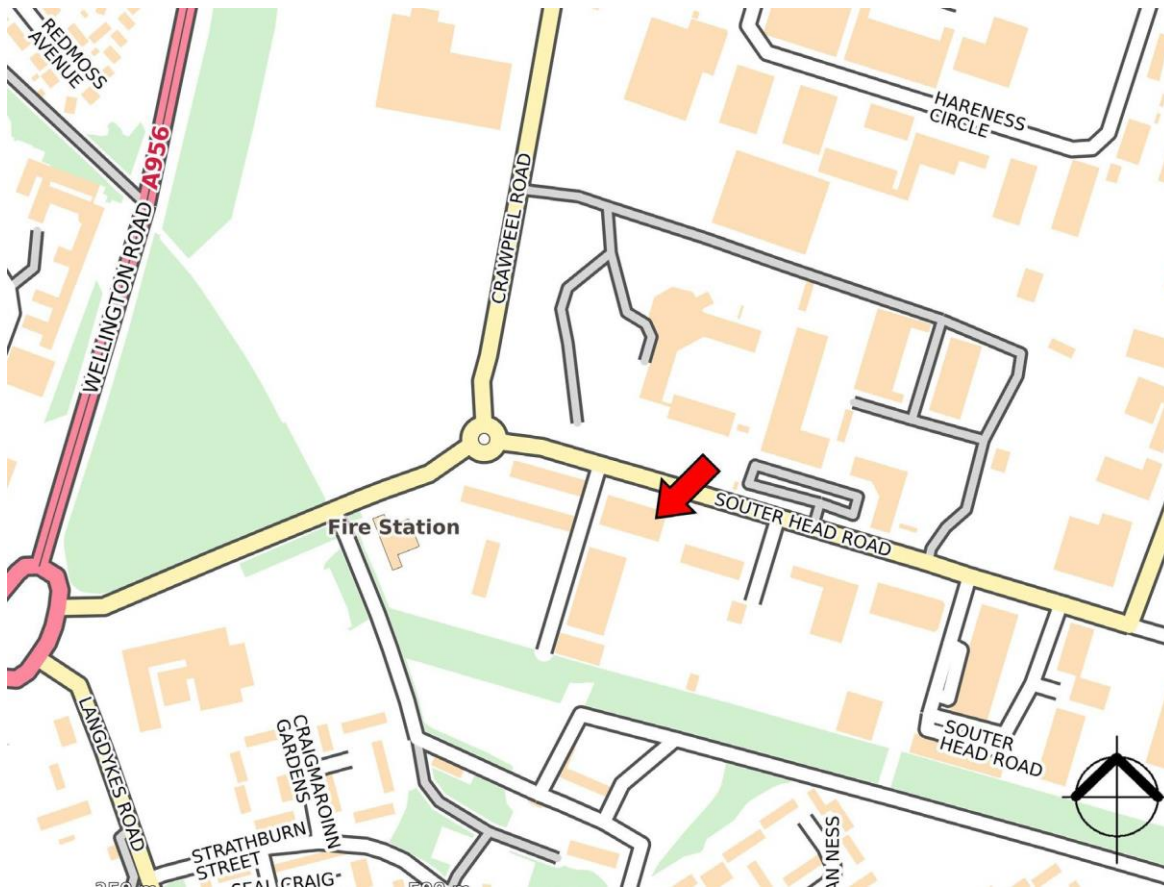


**Unit 2 Commerce Centre,  
Souterhead Road, Altens Industrial  
Estate, Aberdeen, AB12 3LF**

- Gross Internal Area — 650.69 sq. m (7,004 sq. ft)
- Excellent Transport Links
- Located within the Energy Transition Zone

## LOCATION

The property occupies a prominent site within Altens Industrial Estate, fronting Souterhead Road close to the junction with Wellington Road, the main arterial route leading to the City Centre and Harbour. The property benefits from an excellent road network, with the A90 providing access to the South. Additionally, the Charleston Junction of the Aberdeen Western Peripheral Route (AWPR) is located close by providing access to all point North and West of the city.



## DESCRIPTION

The property comprises a detached industrial building of steel portal frame construction incorporating two storey offices at the front elevation. Externally the building has been clad with profile metal sheeting within the workshop area and brick to the office area. The roof over is pitched with a profile metal roof over.

Internally the unit is laid out to provide office accommodation at the front elevation with the rear workshop accommodation with roller shutter door access off the yard. The flooring within the office is predominantly carpet with the walls being plasterboard and ceilings being suspended acoustic incorporating light fittings.

The workshop flooring is concrete with the walls and ceilings being to the inside face of the cladding or the blockwork of the offices.

## ACCOMMODATION

We calculate the following approximate Gross Internal Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Description	Sq M	Sq Ft
Warehouse	407.00	4,381
Office	168.99	1,819
Mezzanine	96.53	1,039
<b>TOTAL</b>	<b>672.52</b>	<b>7,239</b>

## YARD

The subjects benefit from concrete yard measuring 544 sq. (5,856 sq. ft) which has been calculated from online mapping software.

## CAR PARKING

There are 11 car parking spaces that are available to the front of the property



## **RENT**

Upon application

## **LEASE TERMS**

Our clients are seeking to lease the premises for a negotiable length on full repairing and insuring terms. Any medium to long term lease durations will be subject to upward only rent review provisions.

## **EPC**

Further information and a recommendation report is available to seriously interested parties on request.

## **VAT**

All figures quoted are exclusive of VAT at the prevailing rate.

## **RATEABLE VALUE**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £51,500, however will require re-assessment upon occupation due to reconfiguration works.

## **ENTRY**

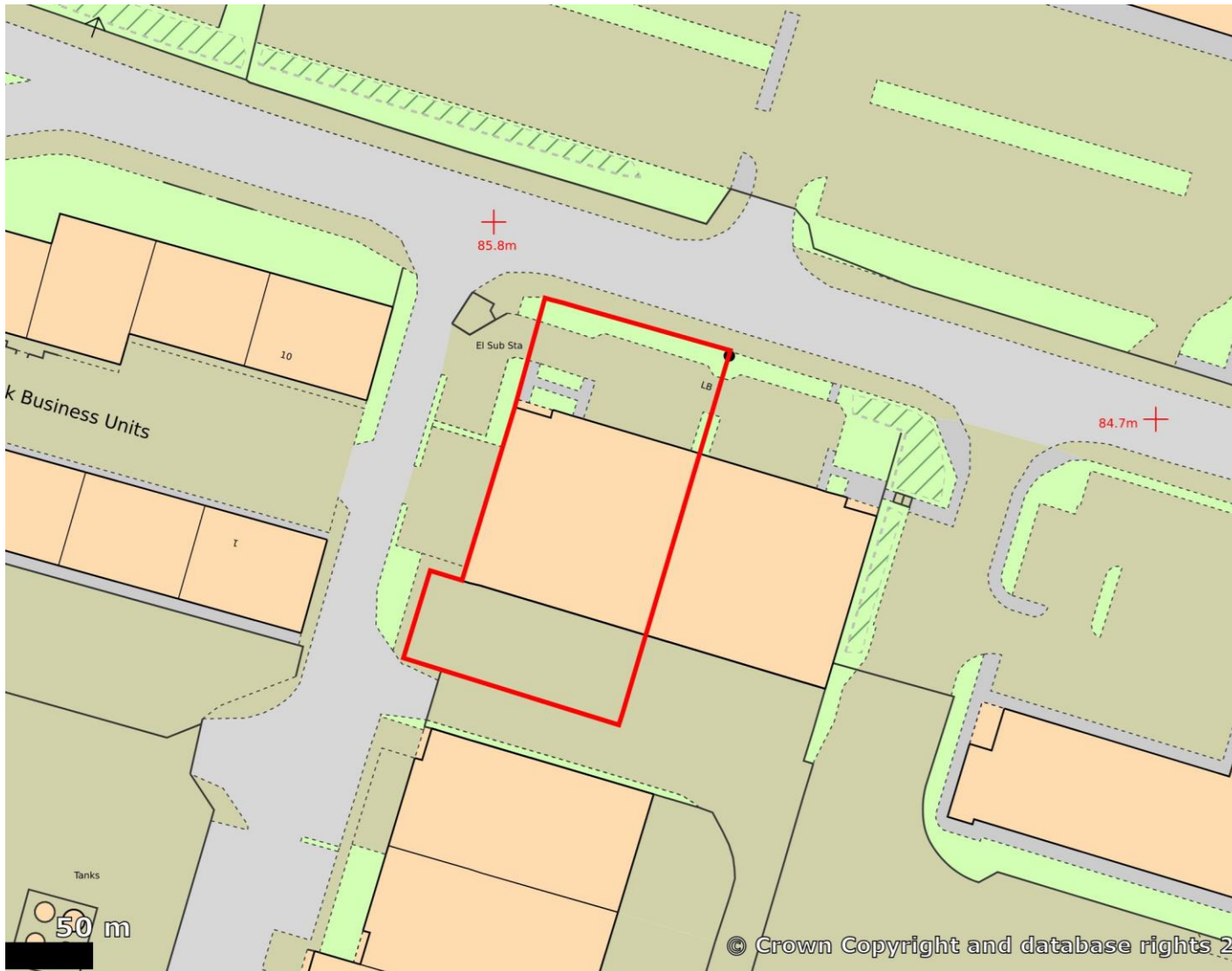
Upon conclusion of Legal Missives

## **LEGAL COSTS**

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenants liable for LBTT and registration dues in the normal manner.

## **VIEWINGS**

To arrange a viewing or for further information, please contact the joint letting agents:



To arrange a viewing please contact:



**CHRIS ION**  
**Partner**  
[chris.ion@g-s.co.uk](mailto:chris.ion@g-s.co.uk)  
 07717 425 298



**MOLLY PEETERS**  
**Graduate Surveyor**  
[molly.peeters@g-s.co.uk](mailto:molly.peeters@g-s.co.uk)  
 07825 875 303

Joint Agents:



**JAMES MORRISON**  
[j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)  
 01224 202 800

**IMPORTANT NOTICE**

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