

Ryden

FOR SALE / TO LET

OUR CLIENT IS INVITING OFFERS FOR THE SALE
OF THEIR HERITABLE INTEREST IN THE SITE

STORAGE YARD/DEVELOPMENT LAND
8,074 SQ/M (1.99 ACRES)



**BLACKNESS AVENUE
ALTENS
ABERDEEN
AB12 3PG**

**PRIME INDUSTRIAL
DEVELOPMENT SITE**

**SUITABLE FOR A
VARIETY OF USES**

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



LOCATION

The subject site is located approximately 3 miles south of Aberdeen within the Altens Industrial Estate, Aberdeen's premier industrial location. Aberdeen harbour is less than 2 miles north and the site benefits from excellent access onto the Aberdeen Western Peripheral Route (AWPR). The site is also located in the new Energy Transition Zone (www.etzLtd.com). Occupiers in close proximity include; Shell, Weatherford, Wood Group, Maersk, Odjell & Scania.

DESCRIPTION

The subjects consist of a brownfield site which would be suitable for open storage or potential redevelopment., subject to obtaining the necessary planning consents.

SITE AREA

We understand the site extends to approximately 1.99 Acres / 0.81 Hectares.

GROUND LEASE

The site as a whole is held on two separate ground leases;

Ground lease 1 is held on a 99 year and 58 day lease from 1st April 1981 and expiring in 2080. The present rent is £23,565 per annum. The site itself totals 0.79 acres. Rent reviews are 5 yearly and the next rent review is in May 2026.

Ground lease 2 is held on a 99 year and 61 day day lease from 28th March 1983 so expiring in 2082. The present rent is £35,750 per annum. The site itself totals 1.284 acres. Rent reviews are 5 yearly and the next rent review is in November 2027.

N.B. Any transactions will require the head Landlords consent.

RATEABLE VALUE

The rateable value with effect from 1st April 2023 is £20,000.

SERVICES

We understand that the site will be served by mains electricity, gas and water, with drainage assumed to be to the main sewer. The previous buildings on the site have recently been demolished.

LEASE TERMS

Any medium to long term lease will be considered.

RENT

Upon application.

SALE PRICE

Our client is willing to listen to offers for their ground leasehold interest in the site.

LEGAL COSTS

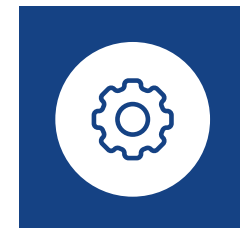
These don't require any changes.

VAT

All rents/prices quoted are to be exclusive of VAT

ENTRY

Immediate, subject to the legal agreement and upon obtaining the head Landlords consent.





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GET IN TOUCH

To arrange a viewing, or for further information, please contact the sole agents.

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Ryden

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