

TO LET

NEW BUILD INDUSTRIAL UNIT WITH OFFICES



Unit 2, Altens Trade Park,  
Souterhead Road, Altens, AB12 3ZS

- Located within the Energy Transition Zone
- 100% Rates Relief Available in Year 1
- GIA- 358 sq m . (3,852 sq. ft)
- Excellent Transport Links
- Option to Lease adjoining yard

## LOCATION

Altens Trade Park is a new build industrial development located in a prominent position on Souterhead Road in the heart of Altens, Aberdeen's premier industrial location on the southside of Aberdeen. The estate stands to benefit from being situated within the City's Energy Transition Zone which will create Scotland's largest dedicated energy transition complex.

Aberdeen harbour is less than 2 miles north and the development benefits from excellent access onto the Aberdeen Western Peripheral Route (AWPR).

Occupiers within close proximity include; Weatherford, Peterson, Scania, EGS Turbines, Jam Cabling, Ocean Safety and North East Services.

## DESCRIPTION

The development comprises a number of new build industrial units which provide high quality industrial accommodation built to the following specification:

- Self contained industrial unit
- High performance insulated cladding
- Electrically operated roller shutter doors measuring 5.5m in width
- Eaves height of 6.19m to the front/ 4.50 to the rear of the building
- High quality office space

The property will be suitable for a number of uses including trade counter, storage and for those companies operating in the oil and gas sector. The unit benefits from designated car parking.

## ACCOMMODATION

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

	Sq. m	Sq. ft
Unit 2	358	3,852

## RATING

The property is entered in the current Valuation Roll as follows: Rateable Value £44,500. The uniform Business rate for 2024/2025 is 49.8p in the £. Any prospective tenant will benefit from 100% Rates Relief if qualifying for the Small Business Bonus Scheme (SBBS)

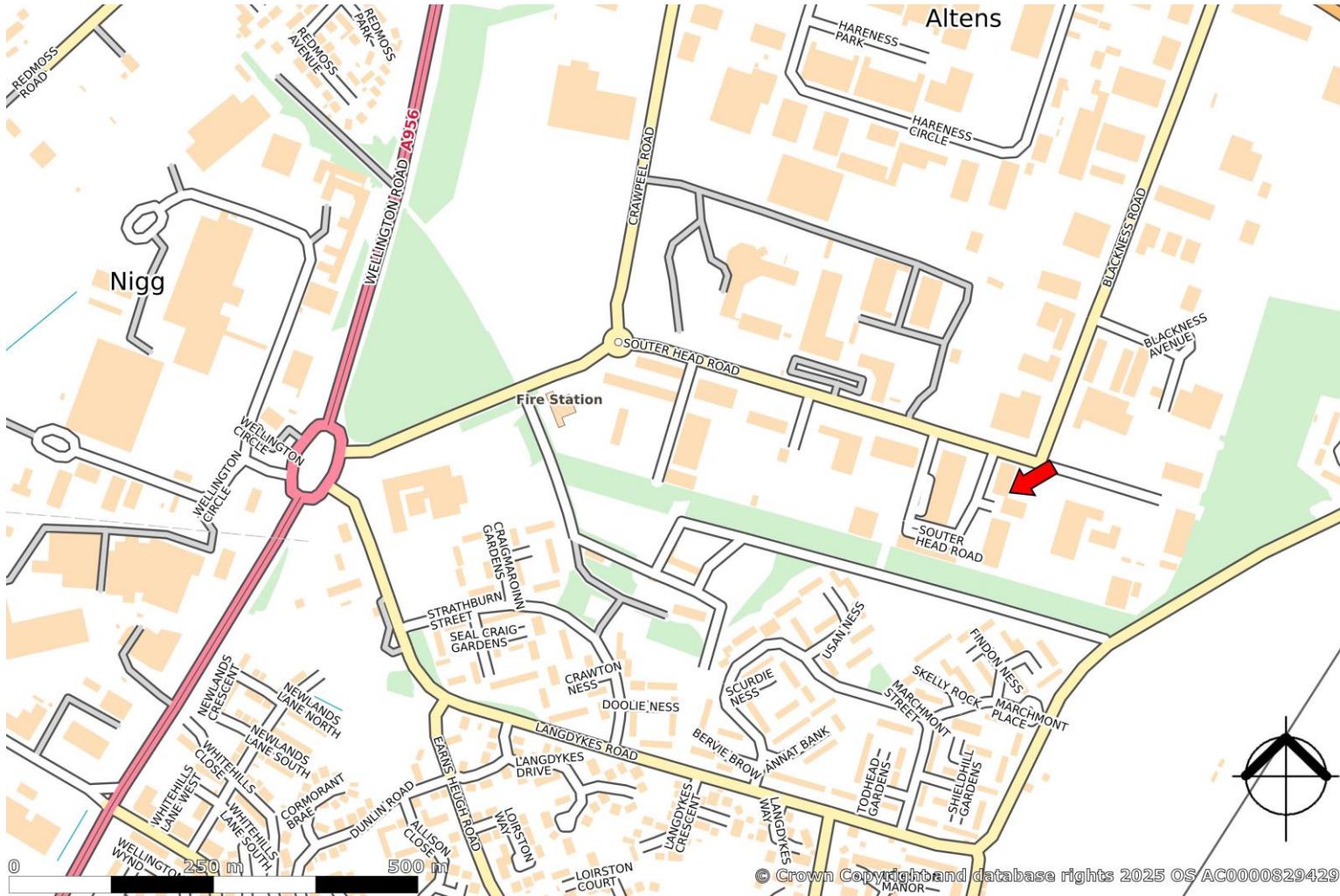
## LEASE TERMS

Our clients are seeking to lease the premises on 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.

## VAT

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





To arrange a viewing please contact:



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**IMPORTANT NOTICE**

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2025

**ADDITIONAL YARD SPACE**

Any occupier has an opportunity to lease up to approximately 20,000 sq. ft of yard/storage space in an adjoining site.

**EPC**

The subjects have an EPC rating of A

**RENT**

Upon application

**ENTRY**

Immediate, upon conclusion of legal missives

**LEGAL COSTS**

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.