

TO LET



New Build Industrial Unit with High Quality Offices

Aberdeen, Unit 2, Altens Trade Park, Southerhead Road, Altens, AB12 3ZS

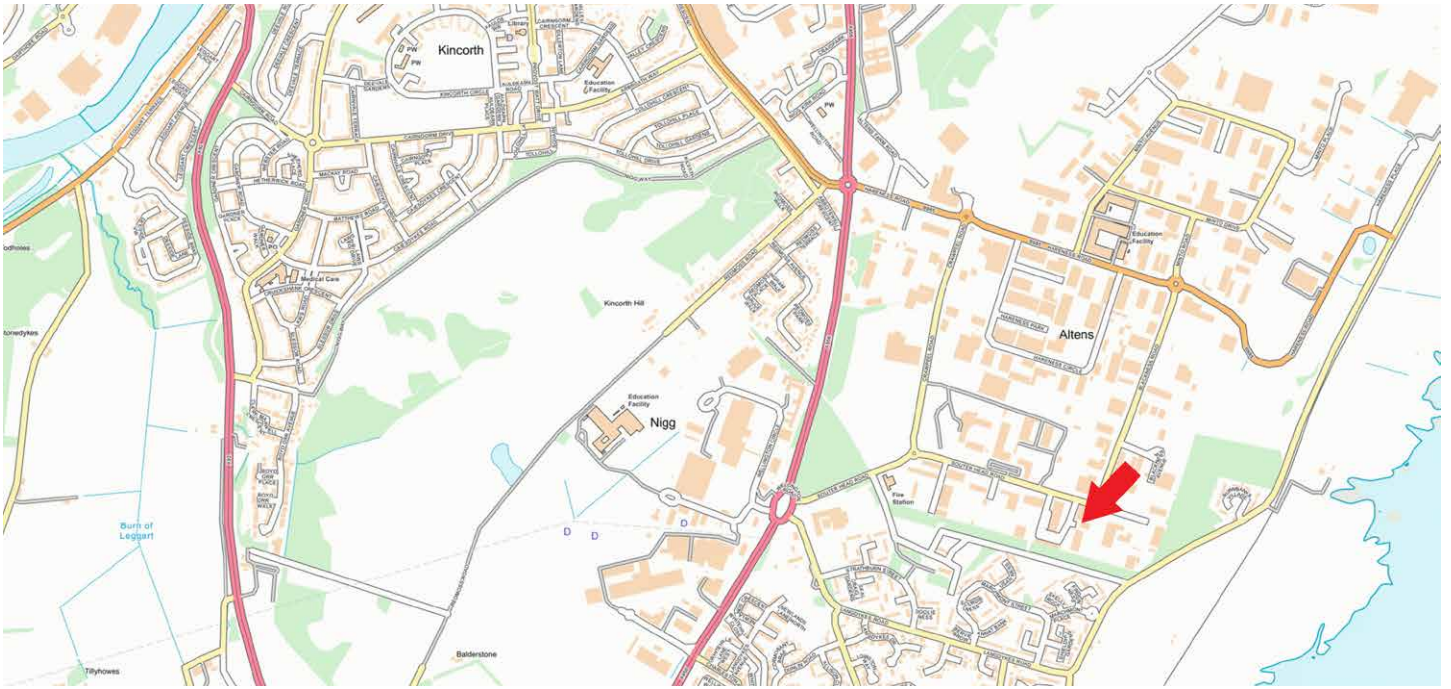
Gross Internal Area: 358 sq m (3,852 sq ft)

- Located within Energy Transition Zone
- 100% Rates relief in year 1
- Excellent Transport Links to the North, South and West
- Option to Lease Yard/Storage Space in Adjoining Site



Jackson
CHARTERED SURVEYORS

Call 01224 900029
www.jacksonsurveyors.co.uk



LOCATION

Altons Trade Park is a new build industrial development located in a prominent position on Souterhead Road in the heart of Altons, 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.

The exact location can be seen on the above plan.

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 / 4.50m to the rear of the building;
- High quality office space.

The property is considered 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.

ADDITIONAL YARD SPACE/ STORAGE SPACE

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

FLOOR AREAS

The subjects provide the following gross internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Unit 2 358 sq m (3,852 sq ft)

RENT

On Application

VAT

Any rent quoted is exclusive of VAT which may be applicable.

RATING ASSESSMENT

The valuation role shows a rateable value of £56,500 with effect from 1st April 2026.

The Uniform Business Rate for the year 2026/2027 is 53.5p in the £. Water and waste water rates are also payable.

The unit benefits from 100% rates relief in Year 1 of the lease

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming occupier will be responsible for payment of LBTT and registration dues if applicable.

ANTI-MONEY LAUNDERING

In accordance with AML regulations, any purchaser will be required to provide proof of identity, address and source of funds once an offer is accepted.

OFFERS / VIEWING

All offers should be submitted in writing to the joint agents who will also make arrangements to view.

JOINT AGENTS:

Kevin Jackson
Jackson Surveyors
Tel: 01224 900029
Email: kevin@jacksonsurveyors.co.uk

Joe Thomson
Ryden
Tel: 07887751090
Email: joe.thomson@ryden.co.uk

Contact

Kevin Jackson
Jackson Chartered Surveyors
Tel: 01224 900029
Mobile: 07834 521600
Email: kevin@jacksonsurveyors.co.uk

Jackson Chartered Surveyors for themselves and for the 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 intending 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 and are advised to do so; (iii) no person in the employment of Jackson Chartered Surveyors has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

Jackson
CHARTERED SURVEYORS

7 Albert Street, Aberdeen, AB25 1XX

Vikinglea, Arbroath, DD11 2QR

www.jacksonsurveyors.co.uk