3 INDUSTRIAL UNITS TO LET - IMMEDIATELY AVAILABLE
UNIT 1: 3,854 SQ.FT / UNIT 2: 3,852 SQ.FT / UNIT 5: 772 SQ.FT
SOUTER HEAD ROAD, ALTENS INDUSTRIAL ESTATE, AB12 3ZS
LOCATION

Altens Trade Park is a new build industrial development located in a prominent position on Souter Head Road in the heart of Altens, Aberdeen’s premier industrial location to the southside of Aberdeen.

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

Occupiers in close proximity include: Shell, Weatherford, Wood Group, Maersk and Odfjell.

The development comprises a number of new build industrial units which provide high quality industrial accommodation.

The properties will be suitable for a number of uses including trade counter, storage and for those companies operating in the oil and gas sector.

Each unit will benefit from designated car parking.
SURROUNDING OCCUPIERS AND AMENITIES

1. WOOD
2. BALMORAL GROUP
3. MAERSK OIL
4. SHELL
5. WEATHERFORD - SEVERAL
6. ODFJELL
7. STARBUCKS
8. SAINSBURY’S
9. ABERDEEN ALTENS HOTEL
10. NATIONAL OILWELL VARIO
11. PURE GYM
12. PETROFAC TRAINING
13. IKEA
14. ROYAL MAIL
15. SWIRE OILFIELD SERVICES
16. PETERSON
17. ABB LIMITED
18. ARCO LIMITED
19. NORTH EAST SCOTLAND COLLEGE
20. WOLSELEY
21. TNT/FEDEX DEPOT
22. FRANKS INTERNATIONAL
23. CCF ABERDEEN
24. WILLIAM WILSON
25. YODEL
Two large industrial units available as a whole or individually.

**UNIT 1:** 358 sq.m/3,854 sq.ft GIA

**UNIT 2:** 358 sq.m/3,852 sq.ft GIA

**SPECIFICATION**

- Self contained industrial units
- 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
- Provision to facilitate a single office and toilet facilities
UNITS 3 & 4

Two large industrial units available as a whole or individually.

UNIT 3: 185 sq.m/1,994 sq.ft GIA
UNIT 4: 186 sq.m/2,002 sq.ft GIA

SPECIFICATION

- Self contained industrial units
- High performance insulated cladding
- Electrically operated roller shutter doors measuring 5.25m in width
- Eaves height of 6.22m to the front / 4.50m to the rear of the building
- Provision to facilitate a single office and toilet facilities
UNITS 5 & 6

One large industrial unit available.

UNIT 5: 71.7 sq.m / 772 sq.ft GIA
UNIT 6: 71.7 sq.m / 772 sq.ft GIA

SPECIFICATION

+ Self contained industrial units
+ High performance insulated cladding
+ Electrically operated roller shutter doors measuring 5.0m in width
+ Eaves height of 5.87m to the front / 5.13m to the rear of the building
+ Provision to facilitate a single office and toilet facilities
LEASE TERMS
The accommodation is available to let on full repairing and insuring terms. Any medium-long term lease will provide for periodic rent reviews.

RENTAL
Information on the quoting rent is available on application.

LEGAL COSTS
Each party will be responsible for their own legal expenses, together with LBTT and Registration Dues.

ENERGY PERFORMANCE CERTIFICATE
The units have an EPC rating of A.

VAT
All figures quoted are exclusive of VAT.

RATEABLE VALUE
The properties will need to be assessed upon occupation.

Misrepresentation Act. The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, any negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.