



# ALTENS

TRADE PARK



**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



KNIGHT PROPERTY GROUP

# 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.

**UNITS 1 – 6, ALTENS TRADE PARK  
SOUTER HEAD ROAD, ALTENS INDUSTRIAL ESTATE  
ABERDEEN, AB12 3ZS**



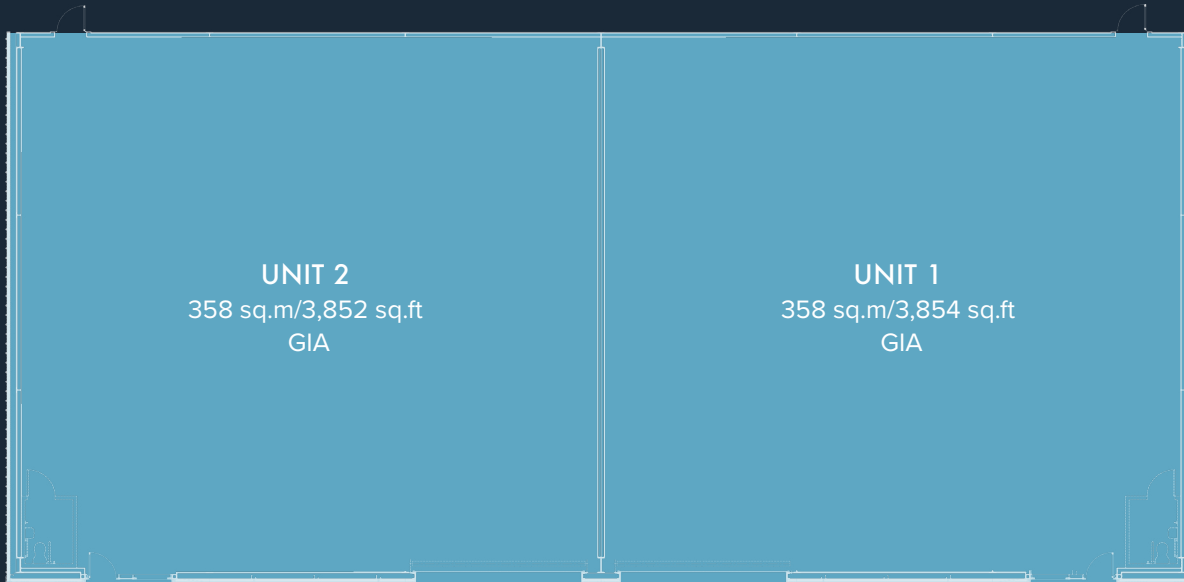


## SURROUNDING OCCUPIERS AND AMENITIES

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



## FLOOR PLAN

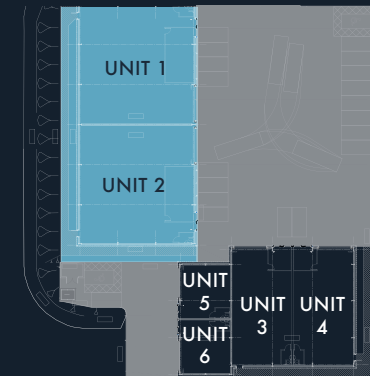


# UNITS 1&2

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

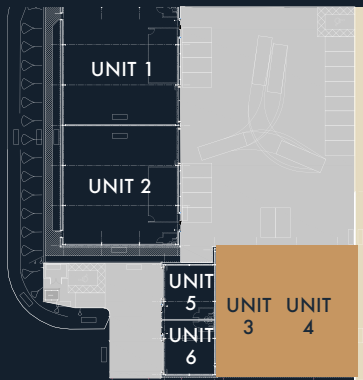


# UNITS 3&4

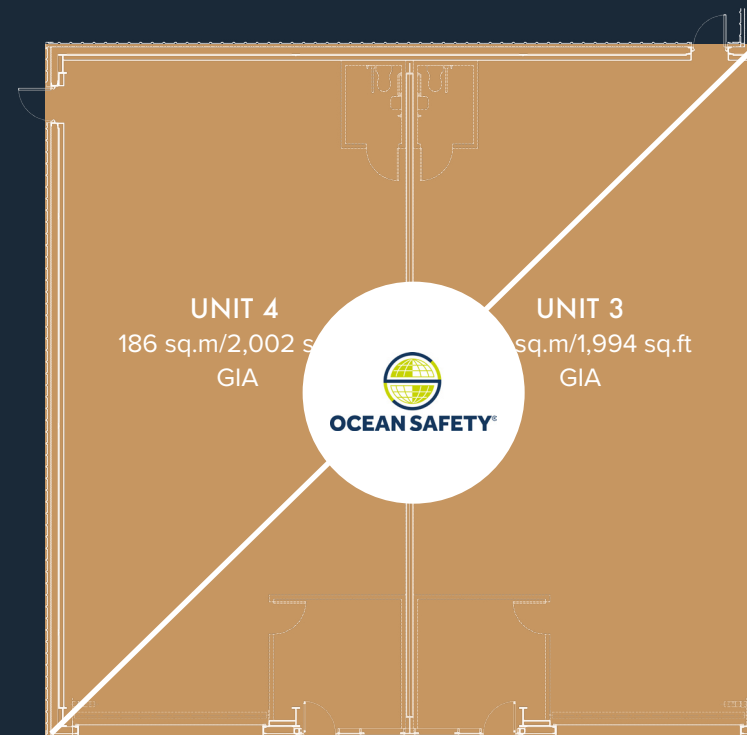
Two large industrial units available as a whole or individually.

**UNIT 3:** 185 sq.m/1,994 sq.ft GIA

**UNIT 4:** 186 sq.m/2,002 sq.ft GIA



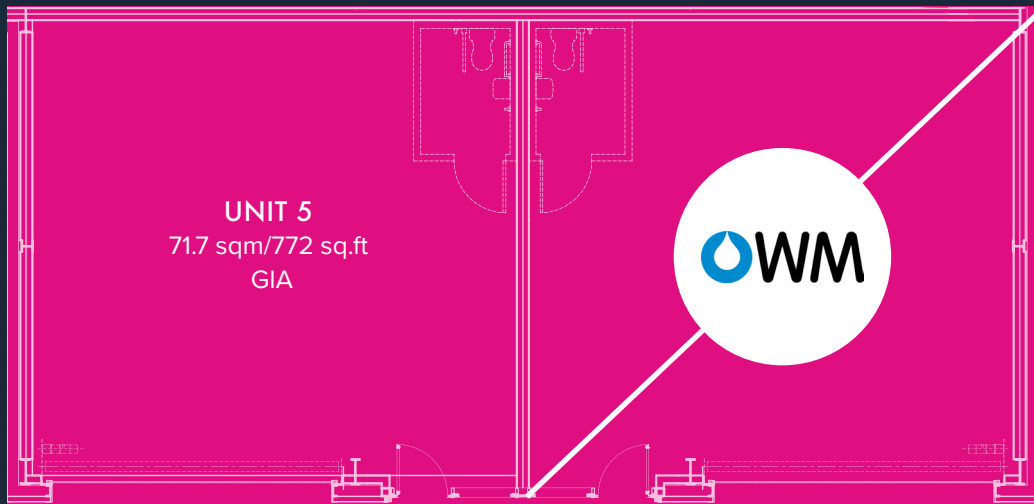
## FLOOR PLAN



## 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

## FLOOR PLAN



## SPECIFICATION

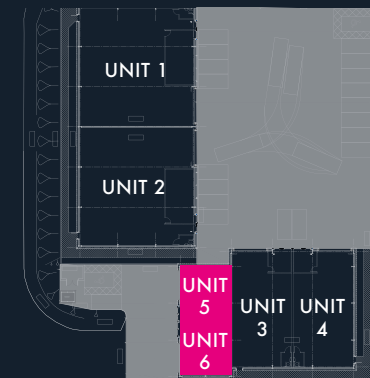
- + Self contained industrial units
- + High performance insulated cladding
- + Electrically operated roller shutter doors measuring 5.0m in width
- + Eaves height of 5.87m to the front / 5.13m to the rear of the building
- + Provision to facilitate a single office and toilet facilities

# 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





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### 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.

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