



# TO LET

## Workshop, offices & Yard

Recently Refurbished

Size : 1,501.80 SQM  
(16,165 SQFT)

Yard : 3,078 SQM  
(33,131 SQFT)

Rental – £140,000 per annum

Located within the Energy  
Transition Zone



WHAT 3 WORDS

**SOUTERHEAD ROAD, ALTENS INDUSTRIAL  
ESTATE, ABERDEEN, AB12 3LF**

**James Morrison** | [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk) | 01224 202 836

**Chris Ion** | [chris.ion@g-s.co.uk](mailto:chris.ion@g-s.co.uk) | **Alex Robb** | [alex.robb@g-s.co.uk](mailto:alex.robb@g-s.co.uk) 01224 625 024

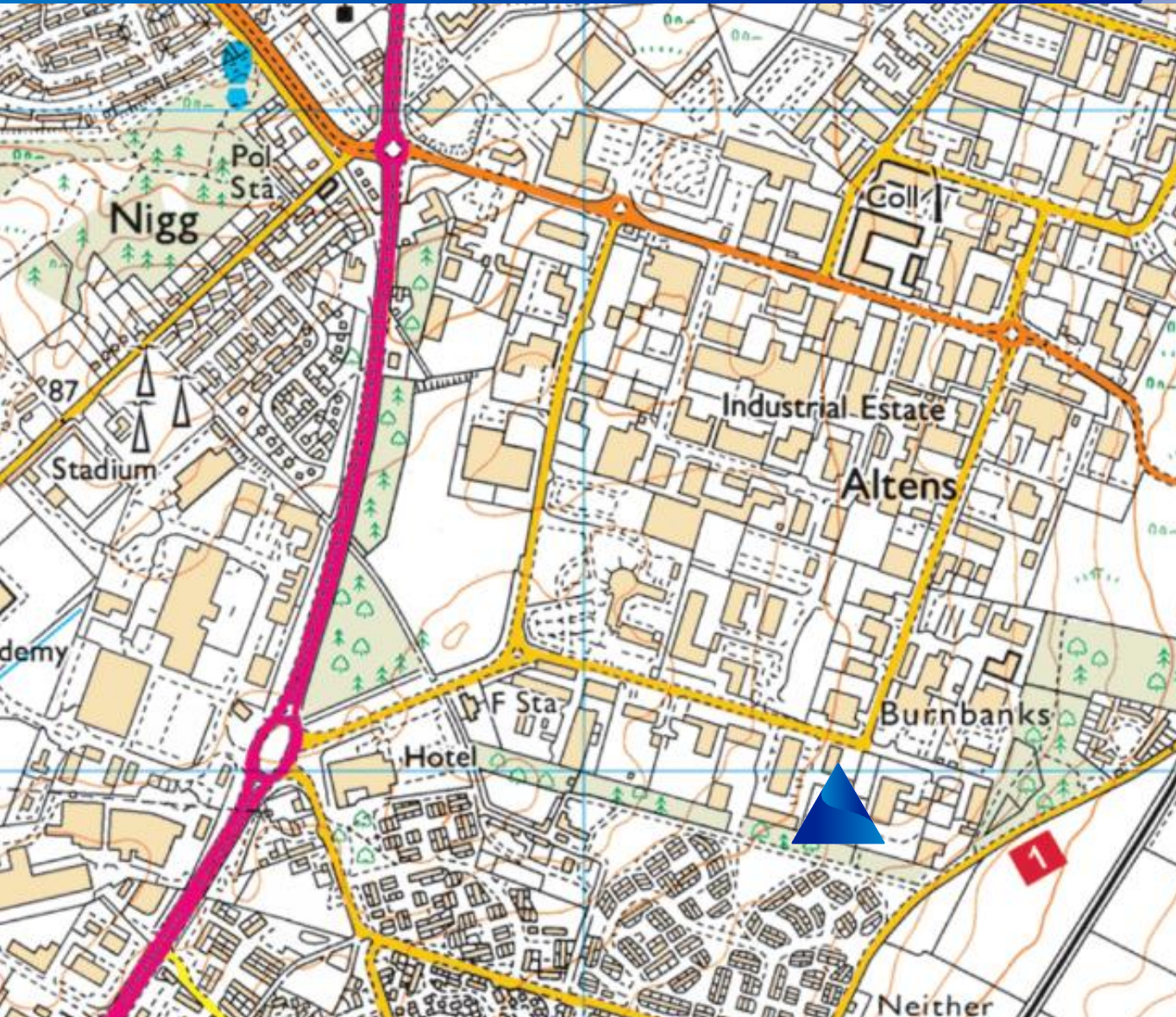






## Location

SOUTERHEAD ROAD, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LF



The property is located within the heart of Altens Industrial Estate, Aberdeen's premier industrial location some 3 miles south of the City Centre and Harbour.

Major Occupiers established within the estate include Shell UK, Fedex, Wood, Swire Group and many others.

Aberdeen is Scotland's third city, known as the Oil Capital of Europe and boasts one of the most dynamic economies within the UK.



Detached industrial unit with  
offices and yard



FIND ON GOOGLE MAPS





# Description

**SOUTERHEAD ROAD, ALTENS INDUSTRIAL  
ESTATE, ABERDEEN, AB12 3LF**



The property comprises a detached industrial unit of steel portal frame construction with concrete block dado wall, harled externally and clad above with insulated PVC coated metal sheeting with the property being laid out to provide workshop and office accommodation.

Internally the offices are over ground and first floor with the walls being painted plasterboard and the ceilings being suspended acoustic tile incorporating LED lighting. The flooring at first floor level is carpet with the ground floor being painted concrete. Male and female toilets are located on both floors with a staff canteen on the ground floor and a kitchenette on the first floor.

Within the workshop, the flooring is painted concrete with the walls and ceilings being to the inside face of the blockwork and cladding. Lighting is provided by way of high bay LED fitments. There are 2 roller shutter doors providing vehicular access to the unit.

To the rear of the workshop are 3 lab/storage areas with a mezzanine above.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Workshop &amp; Stores</b>	1,239.60	13,343
<b>Ground Floor</b> Office, canteen, male & female toilets	131.11	1,411
<b>First Floor</b> Open plan offices, kitchenette, male & female toilets	131.11	1,411
<b>TOTAL</b>	<b>1,501.80</b>	<b>16,165</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Yard

The subjects benefit from a 3,078sqm (33,131sqft) yard laid primarily in concrete but with areas of hardcore.

## Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated at a rental of £140,000 per annum

## Ratable Value

The property is currently entered in the Valuation Roll at a Rateable Value of £122,000. We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

## VAT

All figures quoted are exclusive of Value Added Tax.

## Entry

Immediately on completion of legal formalities.

## Energy Performance Certificate

The property has an EPC rating of C. Further details are available on request.

## Legal costs

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

The cost of obtaining the ground leaseholders consent split equally.

## Energy Transition Zone

The site sits within the Energy Transition Zone (ETZ) which comprises approximately 250 hectares includes Altens & Tullos Industrial Estates along with the South Harbour and adjacent land will be the catalyst for offshore renewables, production of hydrogen and CO2 storage in order to move to a net zero objective.

Further information can be found at [etzltd.com](https://etzltd.com)

For further information or viewing  
arrangements please contact the agents:



**James Morrison**

[j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)

### Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



**Chris Ion**

[chris.ion@g-s.co.uk](mailto:chris.ion@g-s.co.uk)

### Graham + Sibbald

21 Carden Place, Aberdeen, AB10 1UQ

t: 01224 625 024



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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