

**TO LET**

## **INDUSTRIAL UNIT WITH OFFICE**

**GROSS INTERNAL AREA – 575.99  
SQM (6,200 SQFT)**

**RENTAL – UPON APPLICATION**

**EXCELLENT TRANSPORT LINKS**

**LOCATED WITHIN THE ENERGY  
TRANSITION ZONE**



**WHAT 3 WORDS**

## **UNIT 2 COMMERCE CENTRE, SOUTERHEAD ROAD, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LF**

**CONTACT: James Morrison** [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk) | 07778 690 068 |  
**Chris Ion** [chris.ion@g-s.co.uk](mailto:chris.ion@g-s.co.uk) | 07717 425 298 |



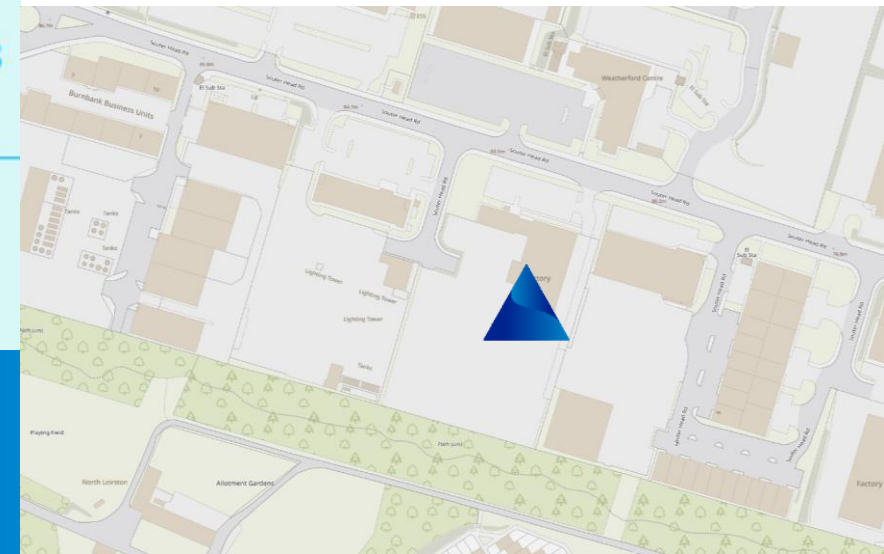


## Location

UNIT 2 COMMERCE CENTRE, SOUTERHEAD ROAD, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LF



The property occupies a prominent site within Altens Industrial Estate, fronting Souterhead Road close to the junction with Wellington Road, the main arterial route leading to the City Centre and Harbour. The property benefits from an excellent road network, with the A90 providing access to the south. Additionally, the Charleston Junction of the Aberdeen Western Peripheral Route (AWPR) is located close by providing access to all points North and West of the city. The new £350m deep berth South Harbour at Nigg Bay will be operational in October 2022 and is less than three miles away.



Industrial Unit with Office



FIND ON GOOGLE MAPS



# Description

UNIT 2 COMMERCE CENTRE, SOUTERHEAD ROAD, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LF



The property comprises a semi-detached industrial building of steel portal frame construction incorporating two storey offices at the front elevation. Externally the building has been clad with profile metal sheeting within the workshop area and brick to the office area. The roof over is pitched with a profile metal roof over.

Internally the unit is laid out to provide office accommodation at the front elevation with the rear workshop accommodation with roller shutter door access off the yard. The flooring within the office is predominately carpet with the walls being plasterboard and ceilings being suspended acoustic incorporating light fitments.

The workshop flooring is concrete with the walls and ceilings being to the inside face of the cladding or the blockwork of the offices.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	407	4,381
Office	168.99	1,819
TOTAL	575.99	6,200

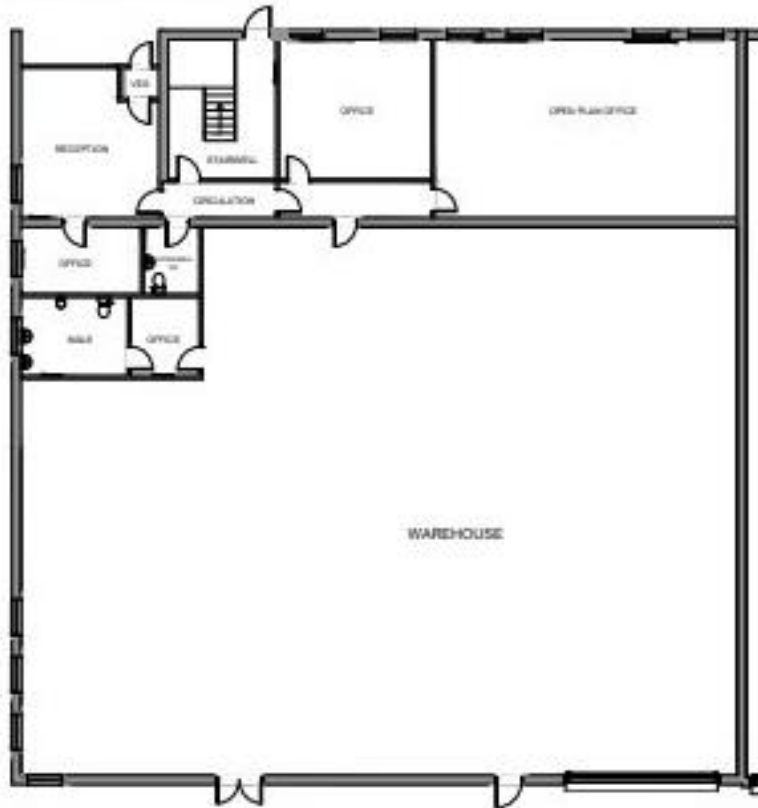
The subjects have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.





# Floor Plans

UNIT 2 COMMERCE CENTRE, SOUTERHEAD  
ROAD, ALTENS INDUSTRIAL ESTATE, ABERDEEN,  
AB12 3LF





## Rental

Upon application.

As is standard practice, this will be payable quarterly in advance.

## Lease Terms

Our clients are seeking to lease the premises for a negotiable length on full repairing and insuring terms. Any medium to long term lease durations will be subject to upward only rent review provisions.

## Car Parking

Car parking is provided to the front of the site.

## Rating

The subjects are currently entered into the Valuation Roll at a Rateable Value of £51,500 (Unit 2) however will require re-assessment upon occupation due to reconfiguration works.

## Energy Performance Certificate

Further information and a recommendation report is available to seriously interested parties on request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Entry Date

Upon conclusion of Legal Missives.

## Legal Costs

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues, the cost of obtaining landlord's consent and LBTT where applicable.

## Get in Touch



**James Morrison**

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



**Chris Ion**

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



**Molly Peeters**

[molly.peeters@g-s.co.uk](mailto:molly.peeters@g-s.co.uk)

**Graham + Sibbald Chartered Surveyors**

21 Carden Place, Aberdeen, AB10 1UQ

**t: 01224 625024**



### 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.

[shepherd.co.uk](http://shepherd.co.uk)