



TO LET

**OFFICES WITH
WAREHOUSE AND YARD**

**GROSS INTERNAL AREA – 1,895.5SQM
(20,403 SQFT)**

YARD – 3,222 SQM (34,681 SQFT)

WITHIN POPULAR INDUSTRIAL ESTATE

RENTAL - £195,000 PER ANNUM

5T OVERHEAD CRANE INSTALLED

CAR PARK WITH APPROX. 40 SPACES



WHAT 3 WORDS

CRAWPEEL ROAD, ALTENS, ABERDEEN, AB12 3LG

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Location

CRAWPEEL ROAD, ALTENS, ABERDEEN,
AB12 3LG



The property is located within the Altens Industrial Estate which is one of Aberdeen's main industrial locations and is located approximately 2 miles south of Aberdeen City Centre. The location benefits from being in close proximity to the A90 and the AWPR and as such provides rapid access to the main road network.

The subjects are also located just a short distance from Aberdeen South Harbour along with being situated within the Energy Transition Zone.

Surrounding commercial occupiers include Wood, Mercedes Benz Trucks, William Wilson, FedEx, Expro, Colin Lawson Transport, Norsesea and Ross Safety & Survival.



Offices with Warehouse and Yard



FIND ON GOOGLE MAPS



Description

CRAWPEEL ROAD, ALTENS, ABERDEEN,
AB12 3LG



The subjects comprise of an office and warehouse facility with a secure yard.

The offices are over two storeys and are laid out to provide a mixture of open plan and private office accommodation with kitchenette and w.c. facilities. There are good levels of natural light throughout with artificial lighting being provided by CAT 2 fitments within the suspended tile ceiling.

The warehouse unit is of a steel portal frame construction with blockwork walls to dado height and profile metal cladding thereafter. The roof over is pitched and clad with metal cladding incorporating translucent roof panels with artificial lighting being provided by a number of high bay light fitments.

Warehouse offices have been created on the ground floor along with staff areas. The eaves height is approx. 6.2M and the unit benefits from a 5T overhead crane.

A link building connects the offices to the warehouse and also provides access to the first floor office accommodation.

Yard

The subjects benefit from a concrete surfaced forecourt incorporating a wash bay along with areas of hardcore yard. These areas benefit from being floodlit from the building.

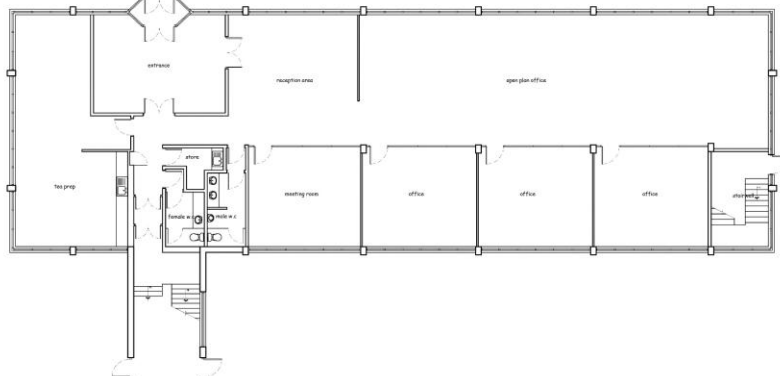




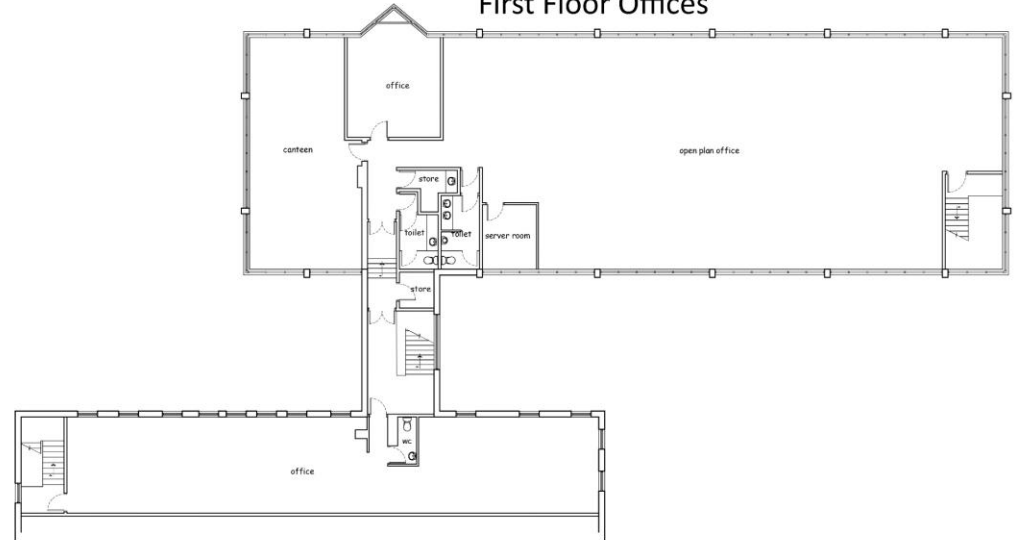
Floor Plan

CRAWPEEL ROAD, ALTENS, ABERDEEN,
AB12 3LG

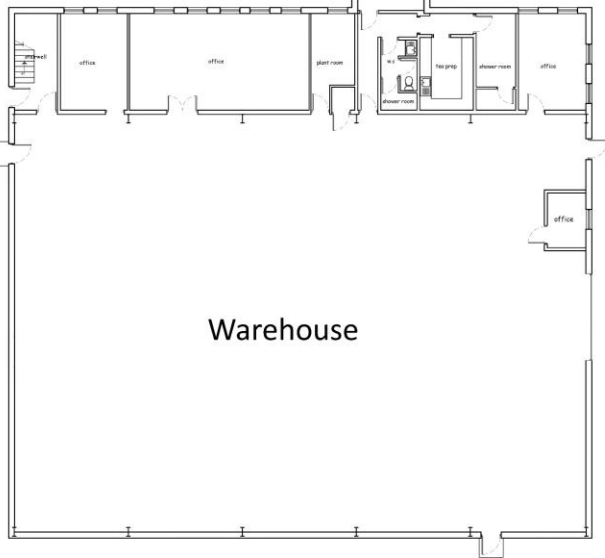
Ground Floor Offices



First Floor Offices



Warehouse





Accommodation

The property provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

	m ²	ft ²
Offices Ground Floor	480.94	5,177
Offices First Floor	640.46	6,894
Warehouse	614.58	6,615
Warehouse Offices	159.52	1,717
TOTAL	1,895.5	20,403

Yard

The yard has been measured using online mapping software and provides the following area:

	m ²	ft ²
Yard	3,222	34,681

Car Park

Car Park	Approx 40 spaces
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Rental

£195,000 per annum

Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

Entry

Immediately upon completion of legal formalities.

Services

Mains electricity (3 phase), water, gas and drainage are installed. Heating to the offices is by a gas fired radiator central heating system.

Rateable Value

The subjects are currently entered in the Valuation Roll at £150,000 however from 1st April 2026 this will change to £180,000. An incoming occupier would have the opportunity to appeal the Rateable Value.

Energy Performance Certificate

The property has EPC Ratings of B (office building) and C (warehouse building).

VAT

All figures quoted are exclusive of Value Added Tax.

Legal Costs

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

Offers & Viewings

All offers should be submitted in the writing to the agent who will also make arrangements to view on a strictly by appointment basis.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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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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