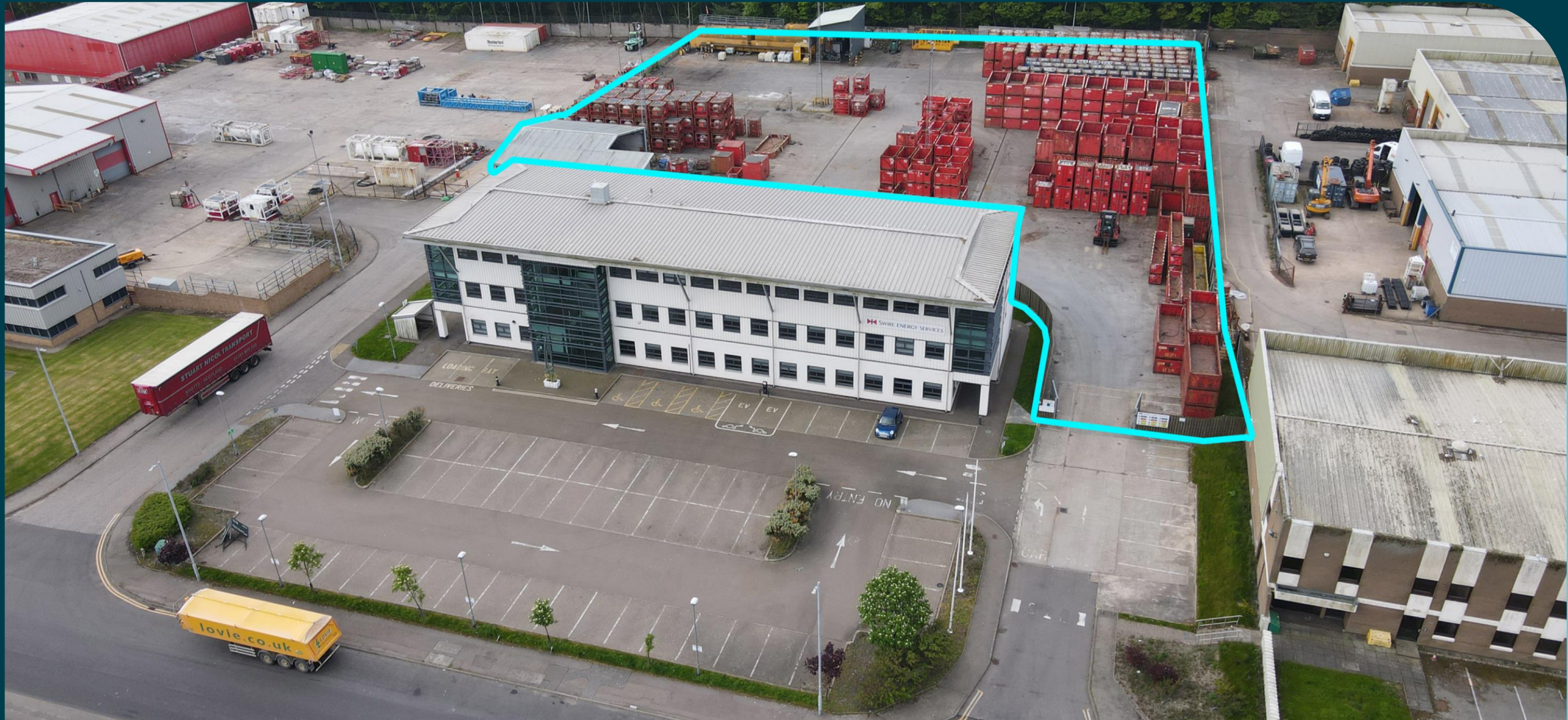


INDUSTRIAL

TO LET / MAY SELL



Yard, Souterhead Road



Souterhead Road, Altens Industrial Estate, Aberdeen, AB12 3LF
78,682 SQ FT (1.95 ACRES)

LOCATION

Altens Industrial Estate is the city’s premier south-side industrial location, approximately 2 miles south of the city centre. The estate benefits from direct access to Wellington Road (A956) which connects to the A90 trunk road.

Altens is also in close proximity to Aberdeen Harbour and forms the main access route to the new South Harbour. The estate also forms part of the newly formed Energy Transition Zone – a location for the accelerated development of a new zero energy cluster to attract new investment and deliver net zero.

The subject property is located on the south side of Souterhead Road.

Major occupiers in Altens include *Weatherford*, *Wood*, *Swire Energy Services*, *Fedex* and *Baker Hughes*.

DESCRIPTION

The subjects comprise a concrete surfaced open storage yard which has two means of access either via a dedicated access directly off Souterhead Road or from a shared access to the east of the subjects.

The yard area benefits from a single storey wash bay building clad on three sides.

ACCOMMODATION

The subjects extend to the following approximate gross areas:

	Sq M	Sq Ft
Washbay	210.98	2,227
Concrete Yard	7,309.78	78,682

The total site area is approximately 0.789 hectares (1.95 acres) or thereby.



TENURE

The property is held by way of a long term ground lease. The lease extends to a period of c. 125 years from 5 January 1982 expiring 28 May 2107.

PRICE

Our clients are seeking a price in the region of **£500,000** for the benefit of their ground leasehold interest in the site.

LEASE TERMS

Alternatively, our client would consider leasing the yard based on a rent of **£80,000 per annum**, exclusive of VAT.

RATEABLE VALUE

The subjects form part of a larger entity and require to be re-assessed on occupation. An indicative rates assessment can be provided.

ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

ANTI-MONEY LAUNDERING PROCEDURES

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.



VIEWINGS & OFFERS

For further information or viewing please contact the joint agents.



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June 2023

