

UNITS TO LET

4,484 - 11,031 ft²



FULLY
REFURBISHED



INCENTIVES
AVAILABLE



FLEXIBLE
LEASE



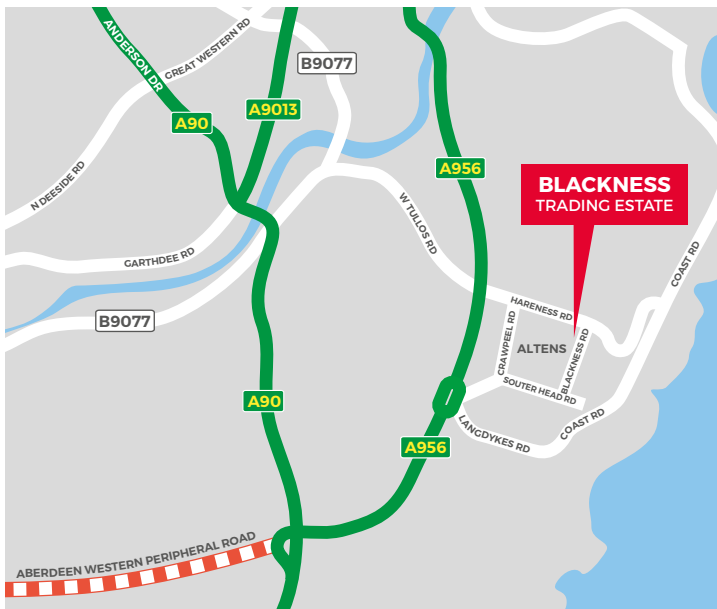
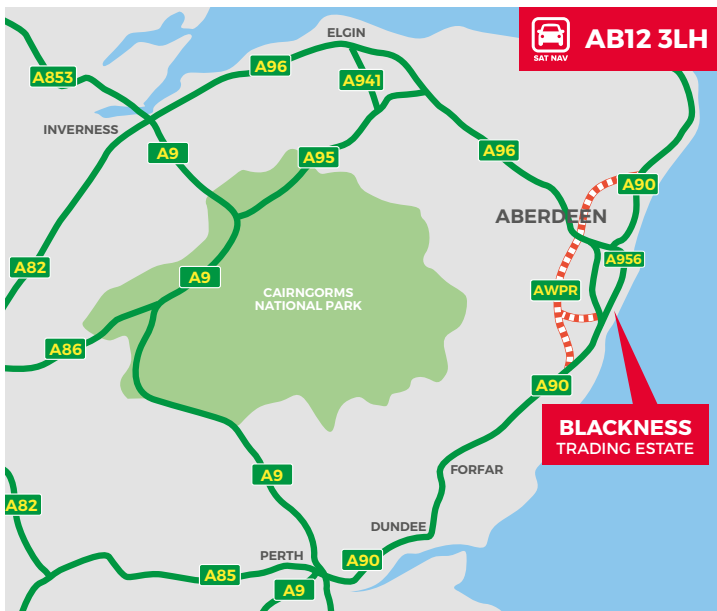
www.ipif.com/blackness

INDUSTRIAL / WAREHOUSE UNITS TO LET

BLACKNESS TRADING ESTATE

BLACKNESS ROAD, ALTENS, ABERDEEN, AB12 3LH

IPIF



BLACKNESS TRADING ESTATE

BLACKNESS ROAD, ALTENS, ABERDEEN, AB12 3LH

LOCATION

Blackness Trading Estate is situated on the West side of Blackness Road, one of the arterial roads within Altens Industrial Estate. Altens is one of Aberdeen's foremost industrial locations situated two miles south of Aberdeen City Centre. The Estate benefits from direct access to Wellington Road (A956) which links to the A90 and other areas within Aberdeen City. These links have been enhanced by the AWPR which facilitates good road connections around the city. Major companies represented in Altens include amongst others Swire Oilfield Services, Weatherford and National Oilwell Varco.

DESCRIPTION

Various units forming part of a development of similar properties, comprising warehouses with offices and welfare facilities.

SPECIFICATION

- Steel portal frame construction
- Insulated profiled cladding
- 3 phase power
- High bay lighting
- Steel roller shutter vehicular access doors
- 6.0m eaves height
- Forecourt / car parking area



Estate front - A1/A2

On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Liz Dunsmore
liz.dunsmore@ipif.co.uk

FG Burnett
01224 572 661

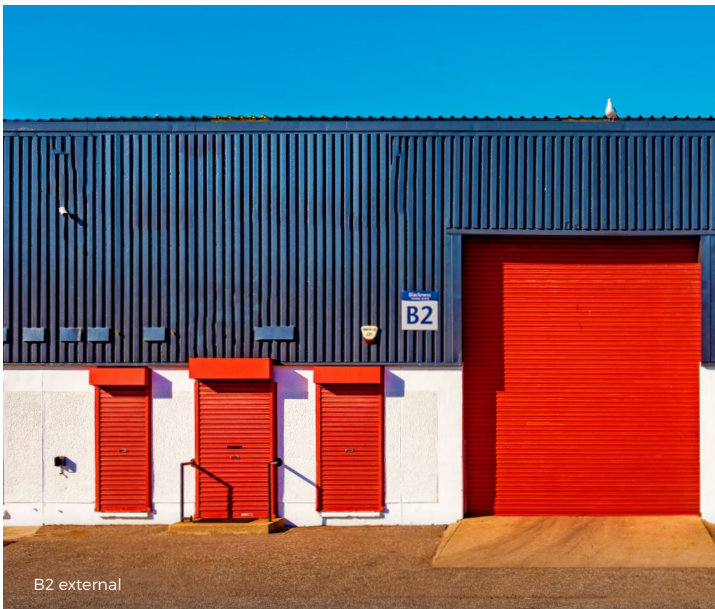
Jonathan Nesbitt
jonathan.nesbitt@fgburnett.co.uk
07771 923 401

Adam Martin
adam.martin@fgburnett.co.uk
07709 404 543

Knight Frank
01224 644 272
KnightFrank.co.uk

Scott Hogan
scott.hogan@knightfrank.com
07468 729 768

Lean Barron
lean.barron@knightfrank.com
07800 916 216



B2 external



A3/A4 internal

BLACKNESS TRADING ESTATE

BLACKNESS ROAD, ALTENS,
ABERDEEN, AB12 3LH

ACCOMMODATION

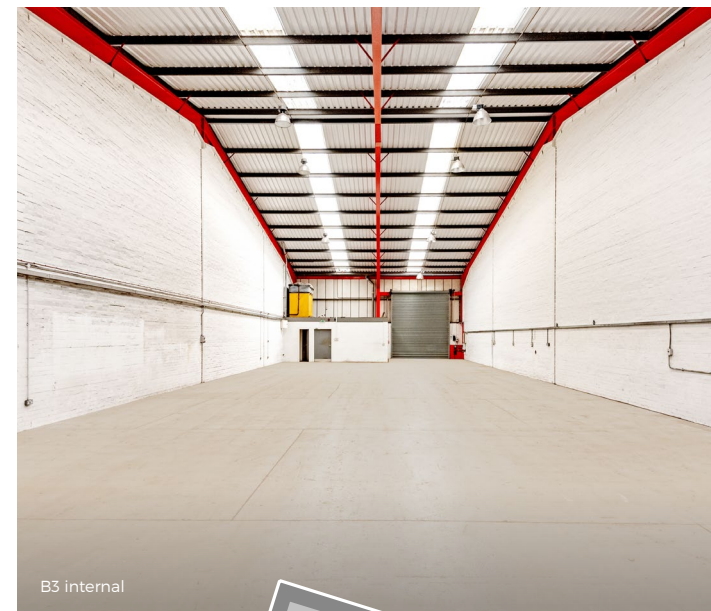
Available accommodation comprises of the following gross internal areas. Units B2 and B3 can be combined.

UNIT A3/A4	FT ²	M ²	EPC
Offices	2,634	244.7	C-43
Warehouse	7,301	678.3	
TOTAL	9,935	923	

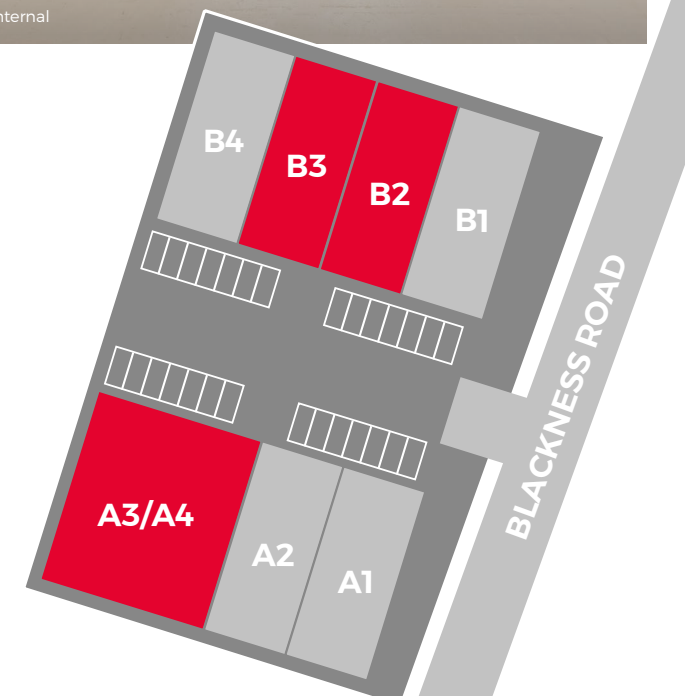
UNIT B2	FT ²	M ²	EPC
Offices	285	26.5	TBC
Warehouse	6,262	581.8	
TOTAL	6,547	608.3	

UNIT B3	FT ²	M ²	EPC
Offices	287	26.7	A-10
Warehouse	4,197	389.9	
TOTAL	4,484	416.6	

UNIT B2/B3 - COMBINED	FT ²	M ²
TOTAL	11,031	1024.9



B3 internal



On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Liz Dunsmore
liz.dunsmore@ipif.co.uk

FG Burnett
01224 572 661

Jonathan Nesbitt
jonathan.nesbitt@fgburnett.co.uk
07771 923 401
Adam Martin
adam.martin@fgburnett.co.uk
07709 404 543

Knight Frank
01224 644 272
KnightFrank.co.uk

Scott Hogan
scott.hogan@knightfrank.com
07468 729 768
Lean Barron
lean.barron@knightfrank.com
07800 916 216

LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Rateable Values:

A3/A4 - £74,500

B2 - £44,750

B3 - £27,750

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Liz Dunsmore
liz.dunsmore@ipif.co.uk

FG Burnett
01224 572 661

Jonathan Nesbitt
jonathan.nesbitt@fgburnett.co.uk
07771 923 401
Adam Martin
adam.martin@fgburnett.co.uk
07709 404 543

Knight Frank
01224 644 272
KnightFrank.co.uk

Scott Hogan
scott.hogan@knightfrank.com
07468 729 768
Lean Barron
lean.barron@knightfrank.com
07800 916 216