

To Let / May Sell



Terraced industrial unit extending to 3,401 sq ft (316 sq m)



Unit 6 Blackness Industrial Centre
Altens, Aberdeen AB12 3LH

Location

Blackness Industrial Centre is located off Blackness Road, one of the main trunk roads running through Altens Industrial Estate. Altens is widely considered as Aberdeen's premier southside industrial location, approximately 2.5 miles south of the city centre. The A956 runs adjacent to Altens, one of the main arterial routs into Aberdeen from the south. The nearest A90/ AWPR (Aberdeen Western Peripheral Route) junction is located approximately 2.3 miles south at the Charleston Junction.

The property is located within the Energy Transition Zone (ETZ), a location for the accelerated development of a net zero energy cluster to attract new investment and deliver net zero. Any incoming tenant is encouraged to make their own enquiries to ETZ. The newly constructed South Harbour is also in close proximity.

Description

The property comprises a terraced industrial unit of steel portal frame and concrete block construction. The warehouse includes office accommodation and staff welfare to the front and a mezzanine level above.

The warehouse benefits from;

- Electric roller shutter door
- 5m eaves height
- Three phase electrical supply
- Inspection/test rooms
- Mezzanine level
- Designated car parking / laydown space



| Description | sqm | sqft |
|------------------|------------|--------------|
| Warehouse | 138 | 1,485 |
| Office & welfare | 62 | 667 |
| Test/Inspection | 27 | 291 |
| Mezzanine | 89 | 958 |
| Total | 316 | 3,401 |



**warehouse currently being refurbished*

Lease Terms

The quoting rent is £27,000 per annum on the basis of a new full repairing and insuring lease.

Sale

We are instructed to seek offers in excess of £220,000.

Legal Costs

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



**office currently being refurbished*

Rateable Value

The property is entered into the Valuation Roll at £18,500. Please note any incoming occupier would have the right to appeal within the first six months of their occupation.

VAT

All prices quoted in the schedule are exclusive of VAT.

Entry

Date of entry to be agreed upon conclusion of legal missives.

Contact

For further information, or to arrange a viewing, please contact:



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