



FOR SALE

DUE TO RELOCATION

Industrial Premises

Gross Internal area : 3,183 sqm
(34,261 sqft)

Yard : 1,370 sqm (14,755 sqft)

Located within the Energy
Transition Zone (ETZ)

Offers in excess of
£1.45 Million



FIND ON GOOGLE MAPS

**ARCO, BLACKNESS ROAD, ALTENS INDUSTRIAL ESTATE,
ABERDEEN, AB12 3LH**

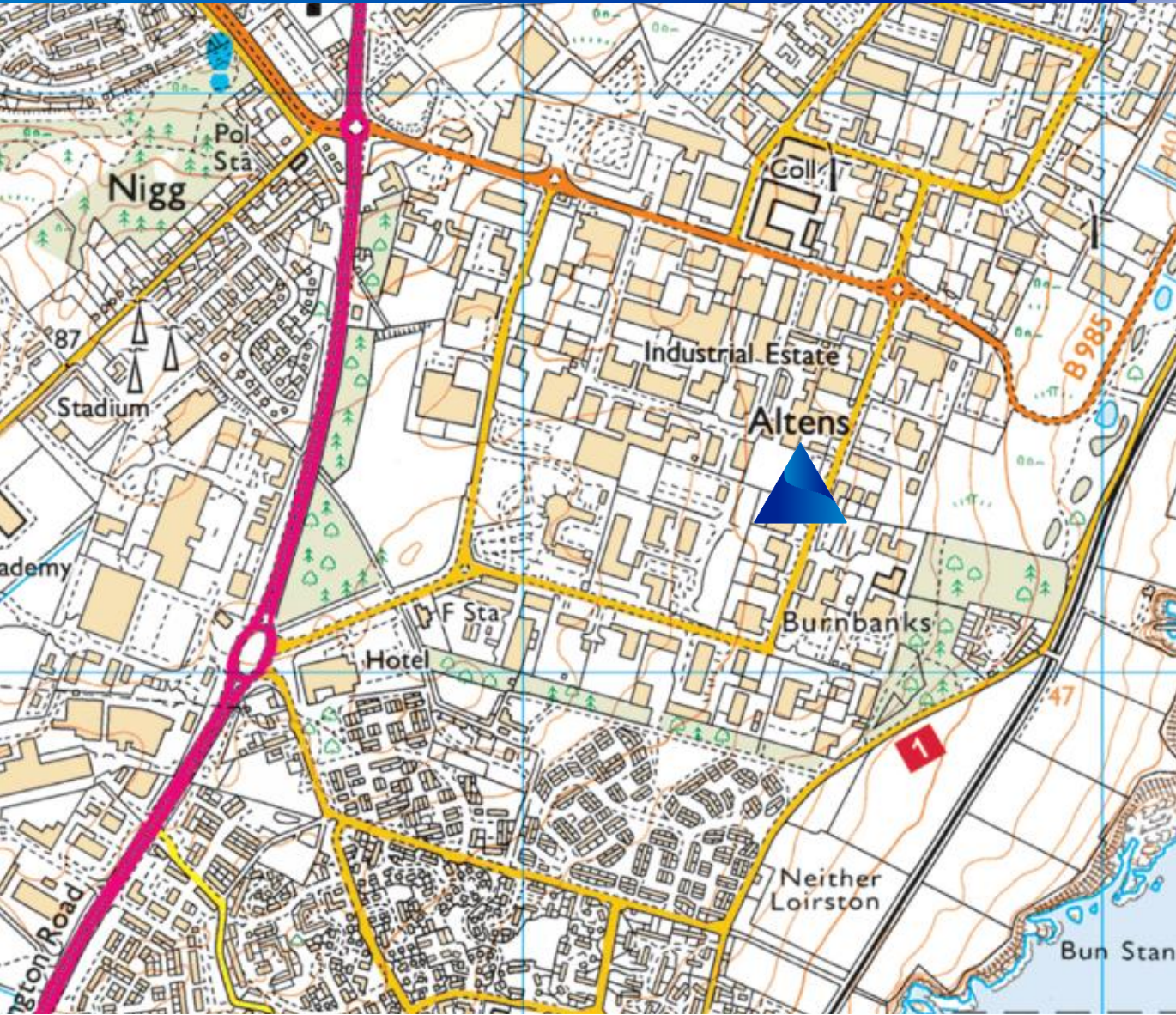
James Morrison | j.morrison@shepherd.co.uk | 01224 202 836





Location

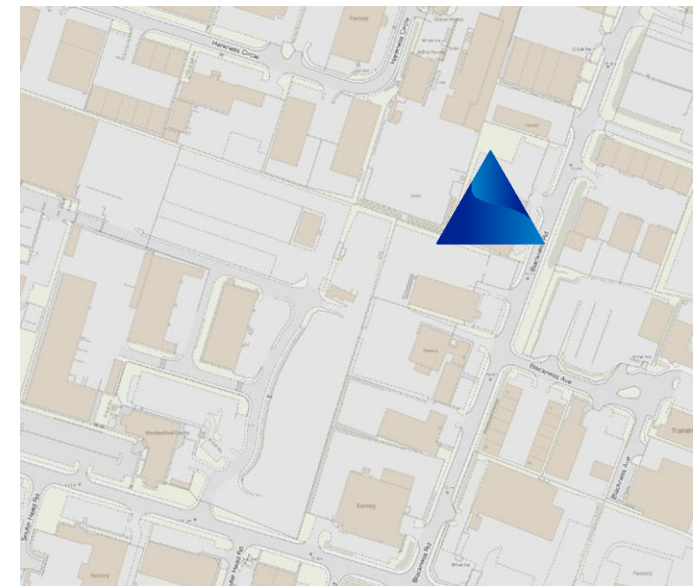
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The property is situated within Aberdeen, Scotland's third largest City with a population in excess of 220,000 people within the Altens Industrial Estate which is situated approximately 2 miles south of Aberdeen City Centre.

The subjects themselves are located on the West side of Blackness Road which is one of the main arterial roads within the Altens Industrial Estate and benefits from direct access to Wellington Road which links to the A90 and the AWPR.

Surrounding commercial occupiers in Scania, Weatherford, AJT Engineering and Greig Engineering.



Detached industrial unit within prime industrial location



Description

ARCO, BLACKNESS ROAD, ALTENS
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The subjects comprise a detached double warehouse, office & trade counter with yard and car parking situated on a site measuring approx. 1.465 acres.

The offices are located at the front of the subjects within a two storey block which has been constructed within the steel portal frame and is inconnected to the warehouse building. Externally, it has been part clad with brickwork and profile metal sheeting.

Internally, at both ground and first floor, the flooring is concrete with carpet tiles with the walls being plasterboard albeit some areas are painted brick. The ceilings suspended acoustic tile incorporating CAT 2 fitments. Staff and kitchen facilities can be found within this area.

The warehouse building is of a steel portal frame construction with blockwork walls to dado height and profile metal sheeting thereafter. The roof over is similarly clad and incorporates translucent roof panels.

Internally, the flooring is concrete with the walls and ceilings to the inside face of the blockwork and cladding. There are three roller shutter doors that each measure approx. 4.1 wide by 5M high with an eaves height of 7.1M.

A mezzanine has been installed within the warehouse and is of a steel frame design with chipboard flooring with access being via two metal staircases or from the first floor office accommodation.

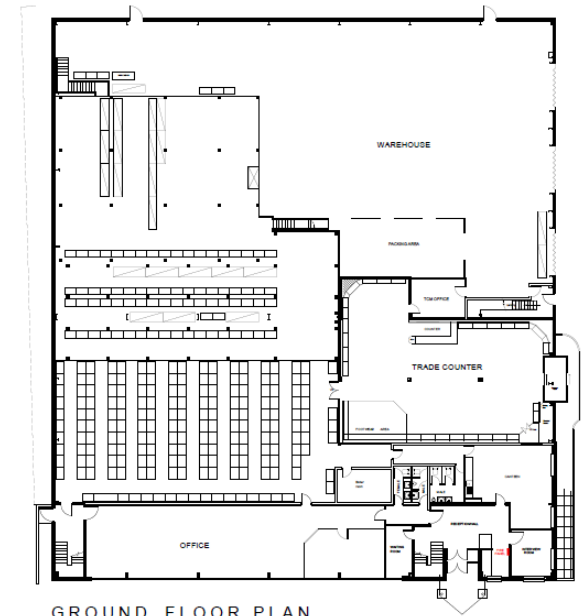
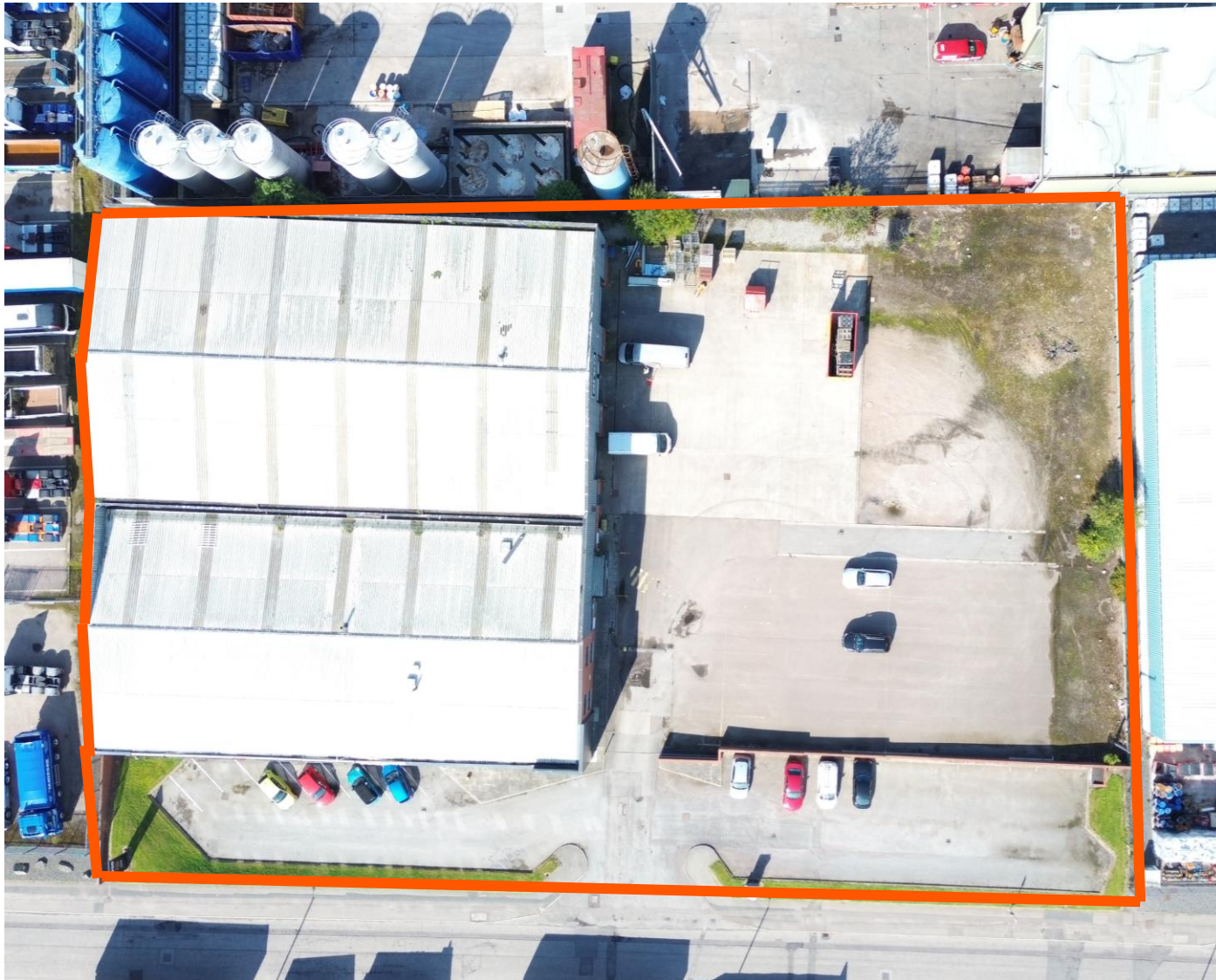
The trade counter is located within the warehouse section of the subjects with the flooring being concrete and the walls being painted plasterboard.

Externally, the yard is laid in a mixture of tarmac and concrete with an area undeveloped for potential future yard accommodation.

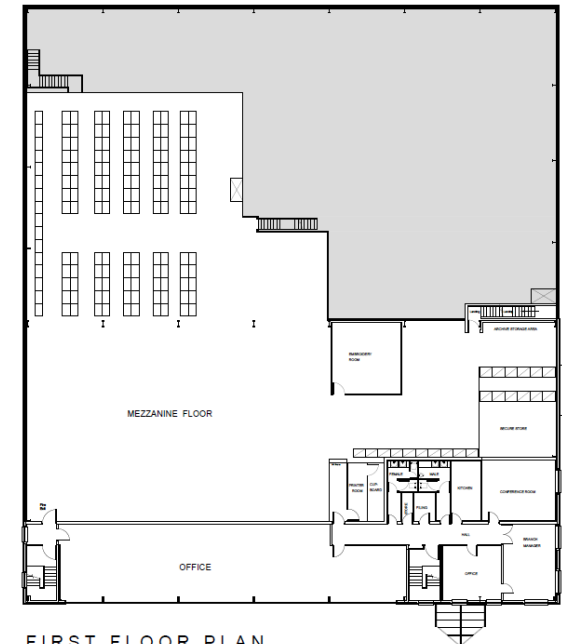


Lease Terms & Covenant

ARCO, BLACKNESS ROAD, ALTENS
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



Accommodation

The subjects have been measured on a gross internal area basis and provide the following accommodation.

Accommodation	m ²	Ft ²
Ground Floor Office	328	3,527
First Floor Office	342	3,677
Warehouse – Full Height	614	6,612
Warehouse – Under Mezzanine	713	7,671
Trade Counter & W/H Office	220	2,373
First Floor Mezzanine	953	10,258
TOTAL	3,183	34,261

The yard has been measured using online mapping software.

Accommodation	m ²	Ft ²
Yard	3,147	33,874

Price

Offers in excess of £1,450,000 are invited.

Rating

The subjects are entered in the valuation roll at a Rateable Value of £170,000. An incoming occupier would have the opportunity to appeal this Rateable Value.

Energy Transition Zone

The property sits within the Energy Transition Zone (ETZ) which comprises approximately 250 hectares includes Altens & Tullos Industrial Estates along with the South Harbour.

This will be the catalyst for offshore renewables, production of hydrogen and CO2 storage in order to move to a net zero objective.

Further information can be found at etzltd.com

EPC

Available upon request.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

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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