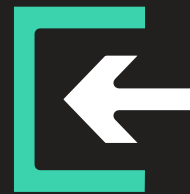
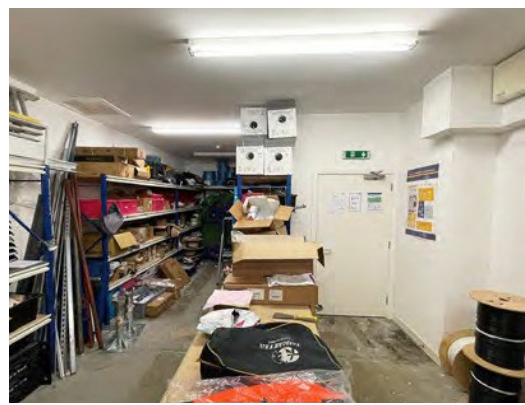
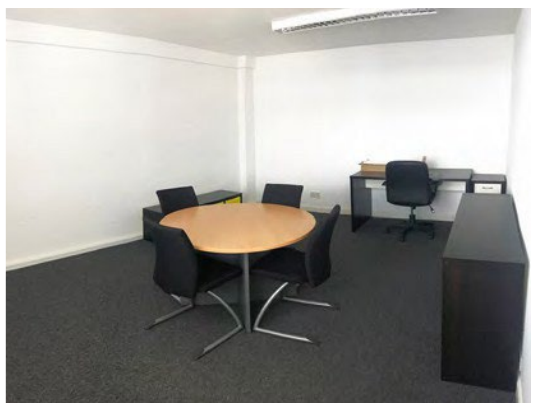
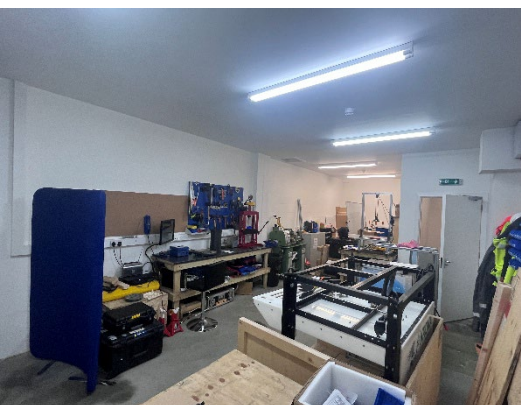


# TO LET/FOR SALE: MODERN INDUSTRIAL UNIT WITH CAR PARKING



UNIT 6 / WELLINGTON BUSINESS PARK / ABERDEEN / AB12 3JG



165.92 sq.m  
1,786 sq.ft

- Modern Industrial accommodation suitable for a range of uses
- Located within a well-established Business Park
- Excellent accessibility to the A92



## WELLINGTON BUSINESS PARK ABERDEEN / AB12 3JG

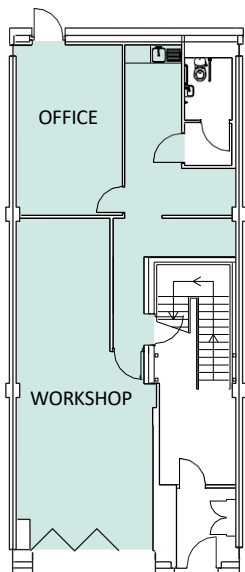
### FLOORAREAS

UNIT 6	SQ.M	SQ.FT
Warehouse	41.01	441
Ground Floor Offices	75.49	813
First Floor Offices	49.42	532
<b>Total</b>	<b>165.92</b>	<b>1,786</b>

The premises have been measured in accordance with the RICSCode of Measuring Practice (Sixth Edition) and the above gross internal floor areas derived.

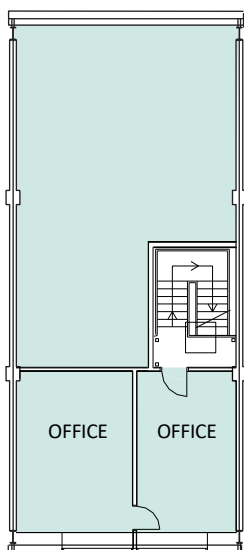
#### UNIT 6:

##### Ground Floor



#### UNIT 6:

##### First Floor



### LOCATION

The subjects are located within the industrial area of Altens. Altens is one of Aberdeen's most well-established and popular office and industrial locations and is situated approximately 2 miles south of the city centre. The property is located on Wellington Circle and is directly accessed from the main A956 road which leads north to Aberdeen City Centre, the harbour and railway station and south to the A92 trunk road, AWPR (Aberdeen Western Peripheral Route), and motorway network beyond.

The unit is situated within a terraced development on the southern side of Wellington Circle, directly opposite Starbucks, Pure Gym and Makro, close to its junction with Wellington Road.

Nearby occupiers also include Royal Mail, Kirsby Kreme, Shell, Burger King and Tesla.

### DESCRIPTION

The subject comprises a mid-terraced industrial unit situated within a modern and well-maintained estate. The property provides both office and industrial accommodation arranged over ground and first floors. The property offers flexible accommodation suitable for a variety of business occupiers.

The building is of steel frame construction, incorporating a mono-pitched roof, with profile metal cladding to both elevations and the roof covering. Vehicular access is provided via an electrically operated loading door, with 3 allocated parking spaces and additional communal car parking located to the front of the premises.

Internally, the ground floor provides the main workshop accommodation, benefitting from a solid concrete floor and lighting via suspended halogen fittings. These will be re-fitted to LED's. To the rear, there is an office/lab space which could readily be adapted for alternative office use depending on occupier requirements. Staff welfare facilities are also located at this level, including WC accommodation and a tea preparation area.

The first floor comprises office accommodation arranged as two cellular offices. The office space throughout the property is finished to a modern standard, featuring carpeted flooring and fluorescent lighting. This is shortly being upgraded to LED lighting.

### TERMS

The subjects are available on the basis of a new full repairing and insuring lease or for sale freehold. Any medium to long term lease will provide for upward only rent reviews at periodic intervals.

Knight Frank, Ryden, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Knight Frank & Ryden have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. May 2026

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 misses/exchange, required to enable the agents to meet their respective obligations under the Regulations.

## LEASE TERMS

On Application.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a Rateable Value of £25,500 effective from 1 April 2026.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of C.

## VAT

All prices quoted in the Schedule are exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs. The incoming tenant will be liable for LBTT and registration dues, if applicable.

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**To arrange a viewing or for further information,  
please contact the joint letting agents:**



**Erin Chessor** 01224 588866  
erin.chessor@ryden.co.uk

**Daniel Stalker** 01224 588866  
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**Scott Hogan** 01224 415956  
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