

TO LET
MODERN INDUSTRIAL UNIT WITH OFFICE



**Unit 10, Braehead Centre Blackness
Avenue, Altens, Aberdeen, AB12 3PG**

- Easy access to the city via Wellington Road
- Vehicular access
- Available immediately
- GIA — 111 sq.m (1,195 sq.ft)



LOCATION

The property is located within a modern industrial development comprising 12 units known as the Braehead Centre on the eastern side of Blackness Avenue within Altens Industrial Estate, situated to the south of Aberdeen City Centre.

The development provides easy access to the City via Wellington Road and to the south of Aberdeen City Centre.

Occupiers within the estate include; NXG Group, Muller, CLR Sales and IT Samedy.

DESCRIPTION

The subjects comprise a modern industrial unit of steel portal frame construction clad in profile metal sheeting with pitched roofs, incorporating translucent panels for natural light. The unit has aluminium framed double-glazed windows at the front of the premises and internally the unit comprises workshop and office accommodation with a toilet.

Vehicular access is provided to the unit via a manually operated up-and-over steel roller shutter door measuring 4 meters on width and 4 meters in height. The eaves height of the building is 5 meters.

ACCOMMODATION

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

Description	Sq M	Sq Ft
Unit 10	111	1,195



RENT

Upon application

LEASE TERMS

Our clients are seeking to lease the premises on new Full Repairing and Insuring terms for a period to be agreed

EPC

The subjects have an EPC Rating of C. A copy of the EPC and Recommendation Report can be provided upon request

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Rateable Value of £12,750. The uniform business rates for the year 2026/2027 is 48.1p in the £.

Any prospective tenant may benefit from rates relief if qualifying for the Small Business Bonus Scheme (SBBS). It is the incoming occupier's responsibility to make enquiries in this regard.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the incoming tenant liable for LBTT and registrations dues in the normal manner.

VAT

All figures are quoted exclusive of VAT

ENTRY

Immediate, upon conclusion of legal missives

VIEWING

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



To arrange a viewing please contact:



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303



CHRIS ION
Director
chris.ion@g-s.co.uk
07717 425 298

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published:

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.