

TO LET

Small Industrial Unit

1,190 sq.ft. (110.55 sq.m) GIA



Block 2, Unit 7, Souterhead Industrial Estate

ABERDEEN

Altens AB12 3LF

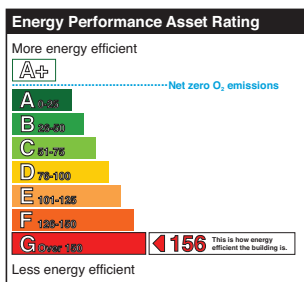
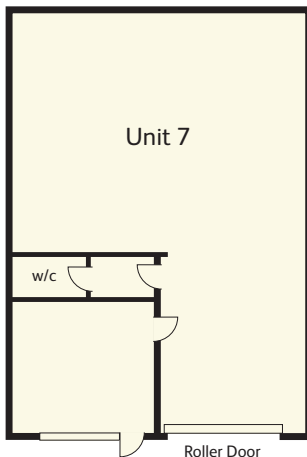


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- **Prominent site within Altens Industrial Estate**
- **Common forecourt which provides ample car parking**
- **Roller shutter door**
- **Reception office area and WC's**



Location

Souterhead Industrial Estate, situated on the south side of Souterhead Road, occupies a prominent site within Altens Industrial Estate. The estate is in close proximity to Wellington Road which links all major routes north and south of the city. The city centre is approximately 2 miles north.

Description

The unit is of steel portal frame construction with cavity brick dado walls clad above in insulated pressed steel sheeting. The insulated pitched roofs are likewise clad and incorporate roof lights.

The unit has reinforced concrete slab floors with screed finish and a roller access door. The unit benefits from a common forecourt which provides ample car parking. Mains 3 phase electricity, water and drainage are installed in each unit.

Accommodation

Warehouse	89.09 sq.m	(959 sq.ft.)
Office	21.46 sq.m	(231 sq.ft.)
Total	110.55 sq m	(1,190 sq.ft.)

Lease

The unit is available on a new Full Repairing and Insuring Lease.

Rent

£13,000 per annum, exclusive of V.A.T

Rates

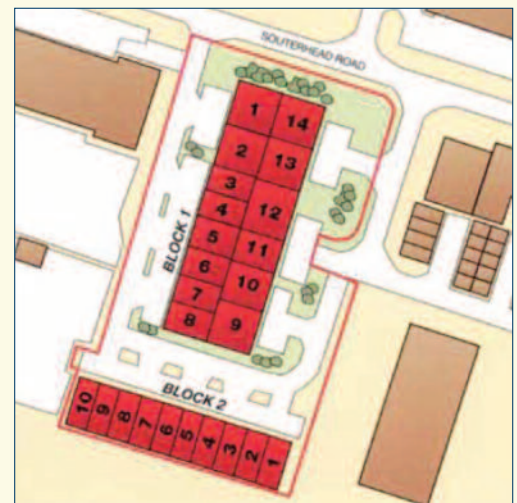
Rateable Value to be advised.

Service Charge

The incoming tenant will be responsible for payment of the service charge which covers the cost of upkeep, maintenance and repair of the common parts of the estate.

Legal Costs

Each party will be responsible for their own legal fees in connection with the lease preparation with the incoming tenant being responsible for any LBTT and Registration Dues, if applicable.



Viewing

For further information or to arrange a viewing please contact the letting agents.



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November 2016