

TO LET / FOR SALE (SUBJECT TO GROUND LEASE)



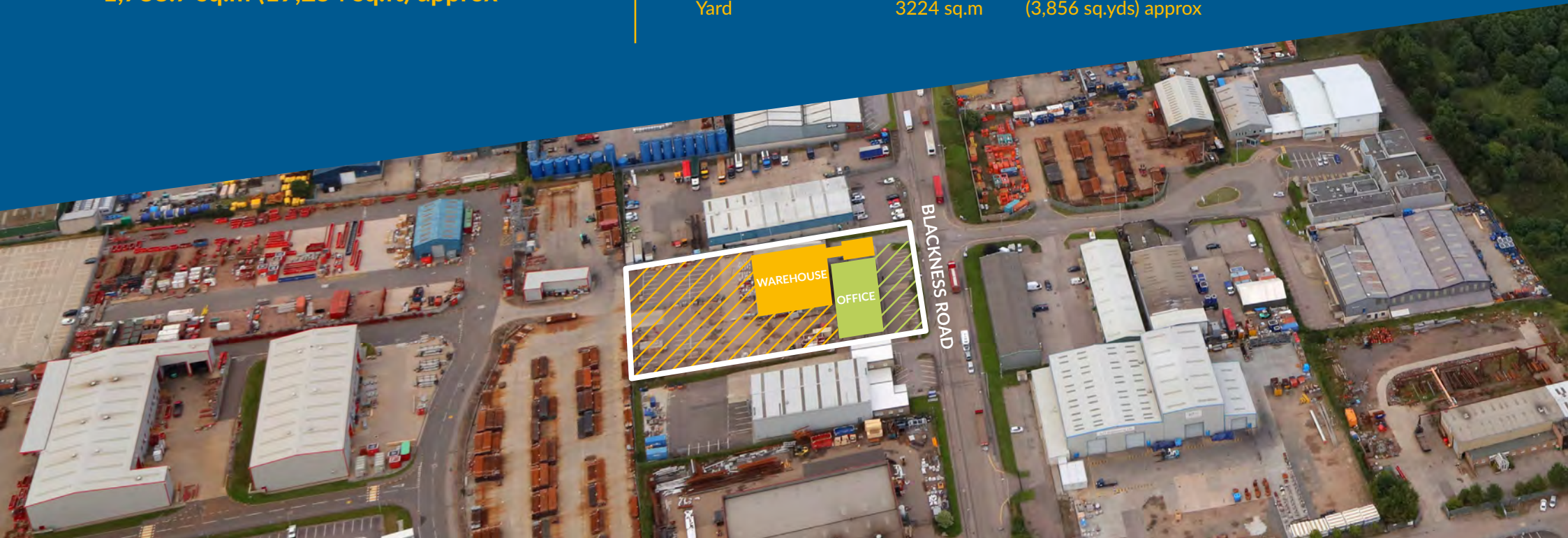
NESS POINT

**OFFICE AND INDUSTRIAL COMPLEX,
AVAILABLE AS A WHOLE OR SEPARATELY**

Blackness Road, Altens Industrial Estate,
Aberdeen, AB12 3LH

1,788.7 sq.m (19,254 sq.ft) approx

3 STOREY OFFICE	892 sq.m	(9,601 sq.ft)
WAREHOUSE ETC		
Warehouse	667.1 sq.m	(7,181 sq.ft)
Offices	229.6 sq.m	(2,472 sq.ft)
Total	896.7 sq.m	(9,653 sq.ft)
Yard	3224 sq.m	(3,856 sq.yds) approx





BUS / TRAIN STATION

HARBOUR

NEW HARBOUR

WELLINGTON ROAD (A956)

WOOD PLC

PETERSON

TO AWPR

WILLIAM WILSON

HARENESS ROAD

NORTH EAST SCOTLAND COLLEGE

SWIRE

CRAWPEEL ROAD

ABB

CAN OFFSHORE

BLACKNESS ROAD

RICHARD IRVIN

MAERSK

UNION SUPPLIES

WEATHERFORD

ARCO

NESS POINT

SCANIA

PETROFAC TRAINING

MASTER FLO

GREIG ENGINEERING

AJT ENGINEERING

BAKER HUGHES

SOUTER HEAD ROAD

GREENHAM

PEGASUS EXPRESS



LOCATION

Situated on Blackness Road in the heart of Altens Industrial Estate.

Accessed via Hareness Road or Souter Head Road.

DESCRIPTION

OFFICES

- Three storey office has been comprehensively refurbished to include comfort cooling and raised floors
- Interlinked two storey office building has perimeter trunking and comfort cooling in part and provides direct access to the warehouse
- Modern specification throughout with tea prep areas and toilet facilities on all floors.

WAREHOUSE

- Concrete surfaced yard to rear accessed via Blackness Road
- Steel portal frame warehouse with 5 m eaves
- Profile cladding finish with roller shutter access from rear yard.
- Hot air blower and natural roof lights
- 18 parking spaces to front with further opportunity to park in the rear yard
- Site area 0.607 ha (1.5 acres) approx
- Concrete yard 0.32 ha (0.79 acres) approx



FLOOR AREAS

THREE STOREY OFFICE	sq.m	sq.ft
Reception	31.7	341
Ground Floor	265.3	2,856
First Floor	295.9	3,185
Second Floor	299.1	3,219
Total	892.0	9,601

WAREHOUSE ETC	sq.m	sq.ft
Ground Floor Offices	118.6	1,277
First Floor Offices	111.0	1,195
Total Offices	229.6	2,472
Warehouse	667.1	7,181
Total	896.7	9,653

Yard 3,224 sq.m 3,856 sq yds

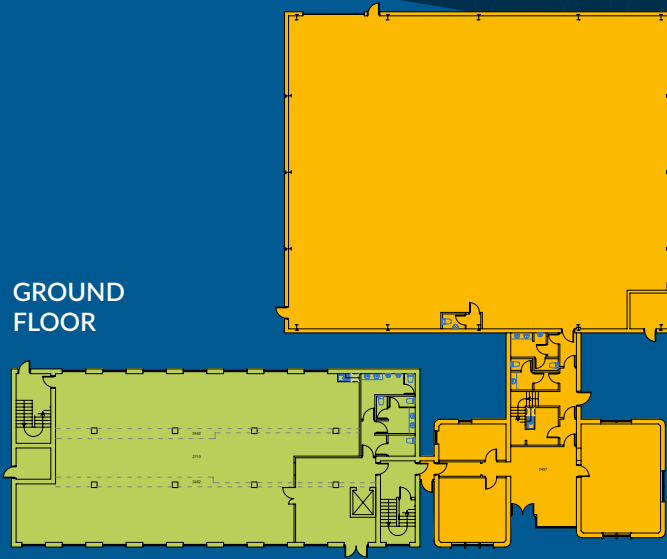
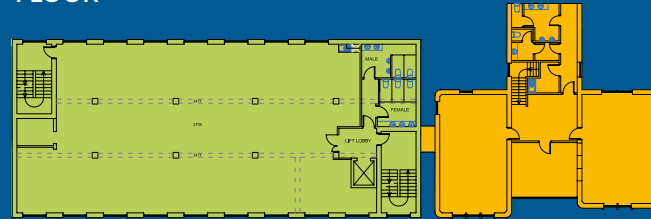
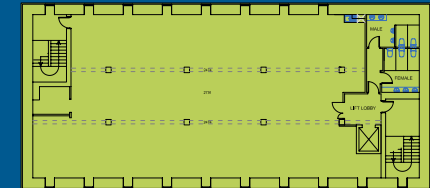
Office floors and the warehouse are available in their individual components



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GROUND FLOOR

FIRST FLOOR

SECOND FLOOR


SALE / LEASE TERMS

- ▾ Flexible lease terms available
- ▾ Price / Rent on application
- ▾ Incentives available depending on length of lease and covenant

EPC

The property has an EPC rating of F.

RATEABLE VALUE

Currently part of a larger entry and will require to be reassessed.

ENTRY

Immediate entry is available upon conclusion of legalities.

VAT

Payable in addition to all monies due under the lease at the prevailing rate

VIEWING AND OFFERS

Viewing is by arrangement with the joint letting agents to whom all offers should be submitted in Scottish Legal Form.



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