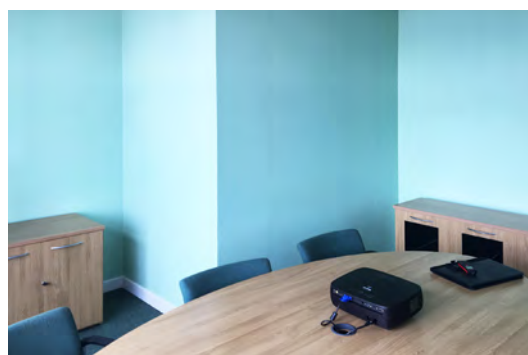


TO LET: MODERN INDUSTRIAL UNITS WITH CAR PARKING



WELLINGTON BUSINESS PARK / ABERDEEN / AB12 3JG

Land adjoining Unit 9 provides the potential for a secure yard development



Unit 7:	246 sq m	(2,650 sq ft)
Unit 8:	167 sq m	(1,800 sq ft)
Unit 9:	172 sq m	(1,848 sq ft)
TOTAL:	585 sq m	(6,298 sq ft)

- ➔ Flexible industrial accommodation with fully fitted office provision
- ➔ Located within a well-established Business Park
- ➔ Excellent accessibility to the A90



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 A90 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, close to its junction with Wellington Road.

Nearby occupiers include Veitchi, Allied International, Integrated Engineering Services, Petrofac, Makro, Ikea, Royal Mail, Plaza Interiors and FMC Kongsberg Services Ltd.

DESCRIPTION

The subjects comprise terraced industrial units within a development of similar units. The units are of steel monopitched frame construction with profile metal cladding to the main walls and roof. Internally the unit has a concrete floor and lighting is provided by hanging halogen light fittings and high bay sodium lights.

Units 8 & 9 are of two storey configuration and include modern open plan office accommodation. Unit 7 is currently of open plan single storey layout. Concertina style electric doors provide vehicular access to the units and communal car parking is situated to the front of the subjects.

**WELLINGTON BUSINESS PARK
ABERDEEN / AB12 3JG**

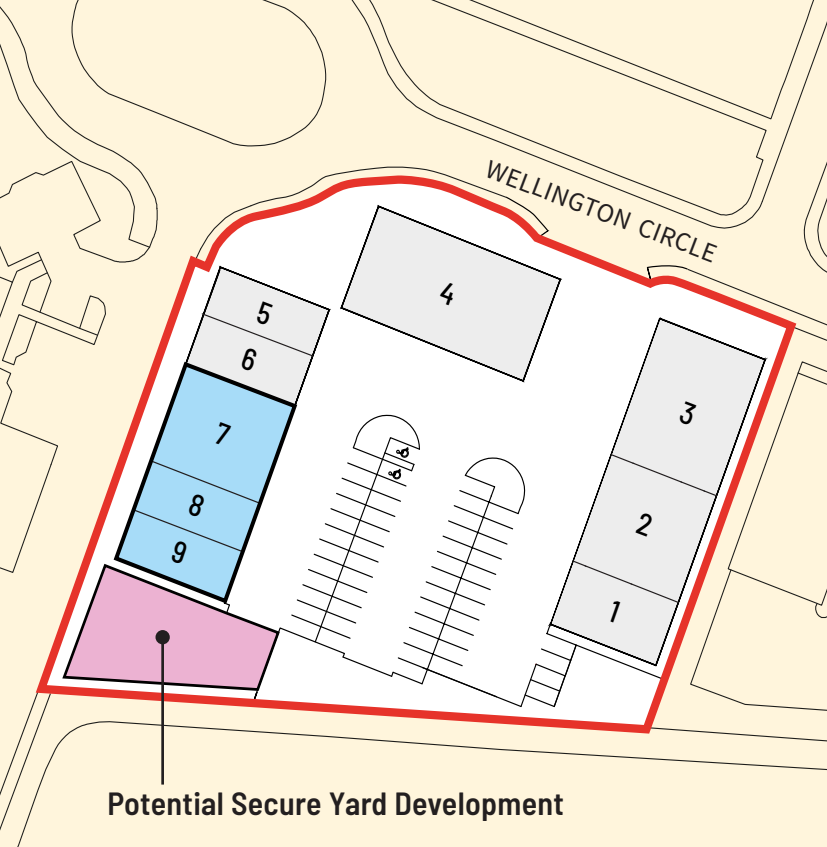
FLEXIBLE INDUSTRIAL ACCOMMODATION

/ Units 8 & 9



/ Unit 7



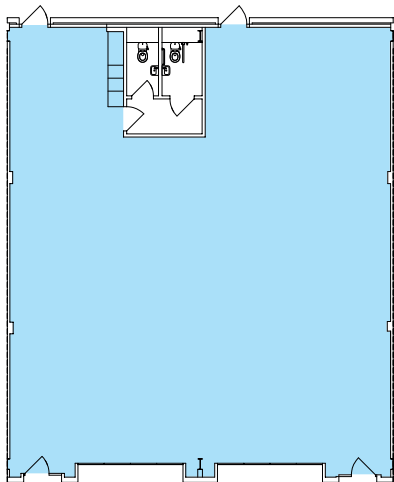


FLOOR AREAS

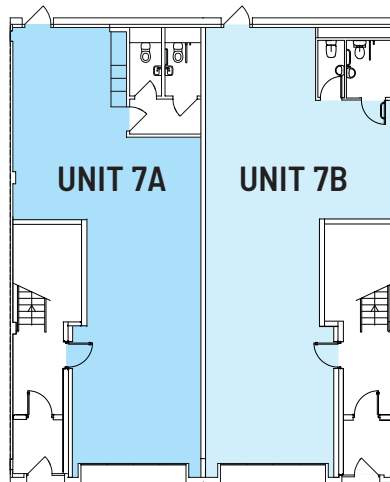
	SQ.M	SQ.FT
UNIT 7	246	2,650
UNIT 7A (potential split unit)		
Office	39.11	421
Warehouse	128.08	1,379
Total	167.20*	1,800*
UNIT 7B (potential split unit)		
Office	39.11	420
Warehouse	132.65	1428
Total	171.76*	1848*
UNIT 8		
Office	39.11	421
Warehouse	128.08	1,379
Total	167.20	1,800
UNIT 9		
Office	39.11	420
Warehouse	132.65	1428
Total	171.76	1848

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the above gross internal floor areas derived. *Floor areas for potential split units 7A & 7B are approximate.

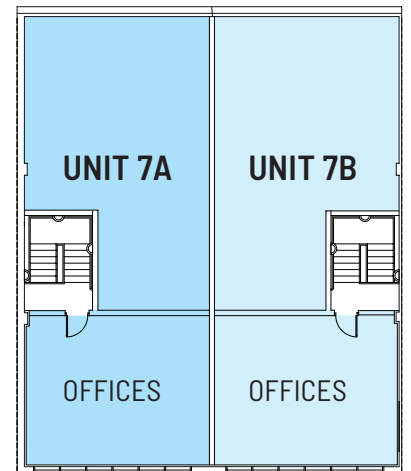
UNIT 7: existing layout



UNIT 7: split as two smaller units (7A & 7B) with fully fitted offices



GROUND FLOOR



FIRST FLOOR

ACCOMMODATION

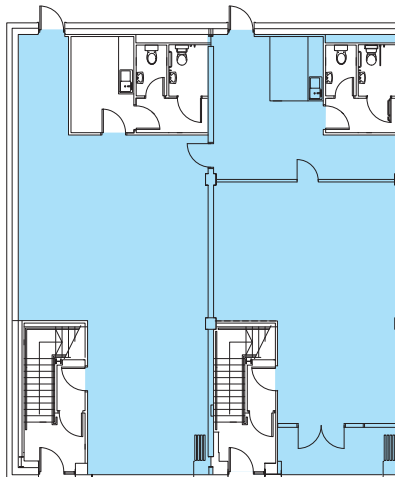
The accommodation is available as a whole or individually in various bespoke unit configurations.

Unit 7 is currently in a 'shell' configuration arranged over ground floor only, although plans are available with office accommodation in a variety of layouts as shown opposite. Additionally, openings could be created between Unit 7 and Unit 8 to create a larger unit.

POTENTIAL YARD

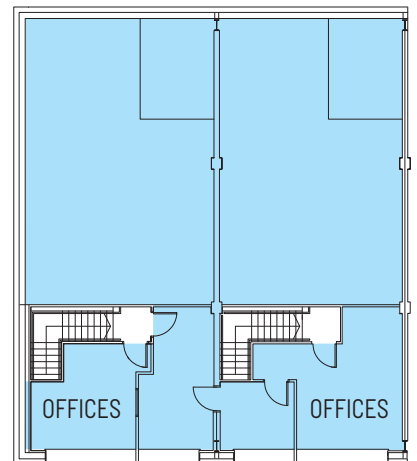
Planning permission has already been granted for a secure yard to the side of Unit 9, should this be of interest to any incoming occupier.

UNITS 8 & 9: existing layout



GROUND FLOOR

UNITS 8 & 9: existing layout



FIRST FLOOR



WELLINGTON BUSINESS PARK ABERDEEN / AB12 3JG



LEASE TERMS

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

RENT

On Application

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as a whole and as such, will require to be re-assessed upon entry. The properties may benefit from business rates relief, which is available through the Small Business Bonus Scheme. Based on the total Rateable Value of all your business premises, the following reliefs are available:

RV up to £15,000 - 100% relief

RV £15,001 to £18,000 - 25% relief

Any occupier may benefit from 100% rates relief for the first year under the "Fresh Start" scheme.

Details on the current uniform business rate and sewage rates are available on request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of D+.

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT

All prices quoted in the Schedule are exclusive of VAT.

LEGAL COSTS

In the normal manner, the incoming tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

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



Daniel Stalker

01224 588866

daniel.stalker@ryden.co.uk

Paul Richardson

01224 588866

paul.richardson@ryden.co.uk



Scott Hogan

01224 415956

scott.hogan@knightfrank.com

Chris Ion

01224 415 969

chris.ion@knightfrank.com

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. June 2019.