

FOR SALE INDUSTRIAL INVESTMENT



UNIT 3, COMMERCE CENTRE, SOUTERHEAD ROAD, ALTENS ABERDEEN, AB12 3LF



- **GROSS INTERNAL AREA: 560.85M² (6,037FT²)**
- **OFFERS IN THE REGION OF £500,000**
- **FIXED RENTAL UPLIFTS**

VIEWING & FURTHER INFORMATION

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LOCATION:

The subjects are located within a backlying position accessed via a roadway from Souterhead Road which itself is located within the heart of Altens Industrial Estate which forms part of one of the prime industrial locations within the city. Altens lies just a short distance to the south of Aberdeen and includes a significant portion of Aberdeen's industrial and commercial stock. The Estate benefits from excellent access to the city's local and national road network and in particular to the A90 dual carriageway which carries traffic in a southerly direction from Aberdeen towards Dundee, Edinburgh and beyond.

DESCRIPTION:

The subjects comprise an end-terraced steel portal frame constructed building which is clad in pointed brickwork to approximately 2 metres with profile metal sheet cladding above. The roof over is pitched and laid in profiled metal cladding incorporating translucent roof panels. To the front of the building is a two storey office section whilst the rear section of the building is utilised for workshop space. Access to the property is via an aluminium and glazed pedestrian door to the front elevation giving access to a reception or alternatively via an electrically operated roller shutter door to the rear and to the workshop.

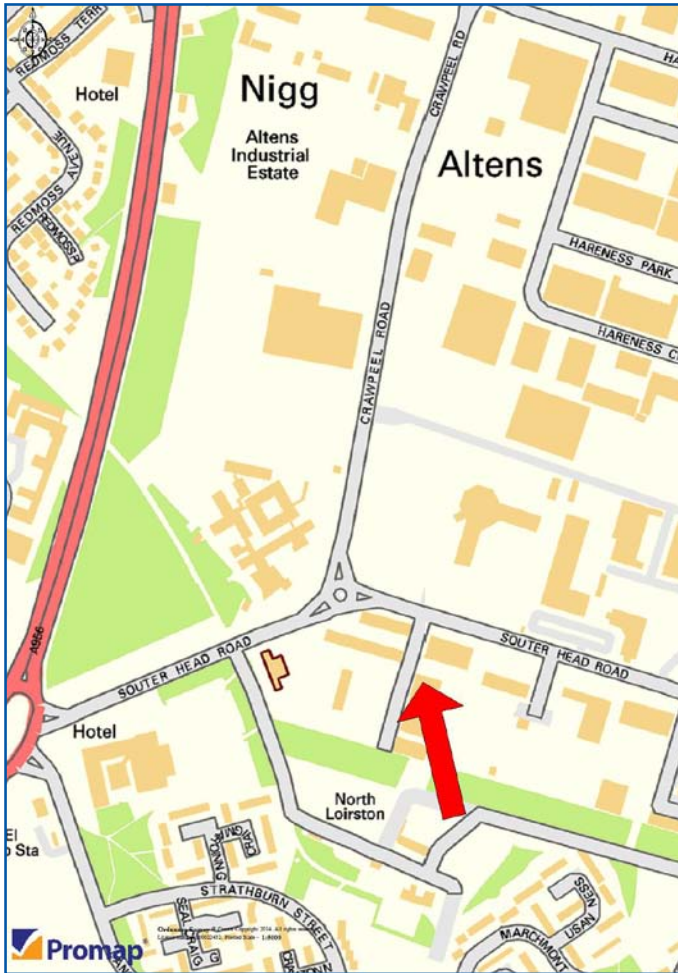
At ground floor level within the office section, male and female W.C. facilities together with a small canteen area are provided whilst a solid concrete stair gives access to the first floor accommodation which has suspended timber floors throughout and is split to provide one large and one open plan office. The floors throughout within the ground and first floors were overlaid in a mixture of heavy duty non-slip lino and carpets whilst the walls are predominantly plasterboard and painted. The ceilings are a mixture of plasterboard and painted and suspended tile design. Lighting throughout is provided by means of fluorescent strip diffuser light fittings.

The workshop accommodation has a painted concrete floor with the walls being of painted blockwork construction to approximately 2.5 metres to the inside face of the profiled metal sheeting thereafter. Artificial lighting is provided by means of sodium light fittings.

Externally, the property benefits from 7 car parking spaces to the front whilst to the rear is a concrete yard which is bound by a chain link fence.



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ENERGY PERFORMANCE CERTIFICATE:

The property has an Energy Performance Rating of "E".

Further information and a recommendation report is available to seriously interested parties upon request.

TENANCY:

The property is let on a Full Repairing and Insuring Lease to OEM Diesel Products Limited (SC419539) for a term of 5 years from 6th December 2014. Please note the company changed their name to OEM Group (Scotland) Limited in March 2016.

The current passing rental from 6th December 2017 is £63,876pa and increases on the 6th December 2018 to £70,200pa.

PRICE:

Offers in the region of £500,000 are invited.

GROUND LEASE:

The subjects are held by way of a ground lease which commenced on the 1st August 1981 for a period of 125 years with 5 yearly upward only rent review provisions. The current passing rental is £5,000pa however there is an outstanding rent review from August 2016.

RATING:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £52,000 per annum.

VIEWING:

For further information or viewing arrangements please contact the sole agents:-

J & E Shepherd, Chartered Surveyors
35 Queens Road, Aberdeen AB15 4ZN
Tel: 01224 202800 Fax: 01224 202802
Email: j.morrison@shepherd.co.uk
Contact: James Morrison

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Workshop	383.13	4,124
Ground/First Office	177.72	1,913
Total	560.85	6,037

The abovementioned areas have been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

In addition to the above, the yard area at the rear extends to approximately 210 m² (2,260 ft²).