

ON THE
INSTRUCTIONS
OF

KNIGHT PROPERTY GROUP



Ryden.co.uk
01224 588866

25 Albyn Place, ABERDEEN AB10 1YL

TO LET

MODERN INDUSTRIAL UNIT WITH OFFICES



UNIT 12
BRAEHEAD CENTRE
BLACKNESS AVENUE
ALTENS INDUSTRIAL ESTATE
ABERDEEN
AB12 3PG

Viewing is strictly by arrangement
with the sole letting agent.

Floor space:
Unit 12 : 111 sq m (1,195 sq ft)

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Location:

The properties are located within a modern industrial development comprising 12 units known as the Braehead Centre on the eastern side of Blackness Avenue within Altness 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 via the A956 and the A90.

Occupiers within the estate include; Wood Group, Maersk, TNT, Petrofac, Frank's International, Bell Group, GBH Technical, IT Sameday, CLR Sales, Clearwater Electrical Ltd, Space Solutions and Johnsons Apparelmaster Ltd.

Description:

The subject comprises a modern industrial unit of steel portal frame construction clad in profile metal sheeting with pitched roofs, incorporating translucent panels for natural light. Each 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 units via an electrically operated up-and-over steel roller shutter door measuring 4 metres in width and 5 metres in height. The eaves height of the building is 5.5 metres.

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: -

Unit 12	111 sq m	1,195 sq ft
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Rateable Value:

We are advised that the subjects are currently entered in the Valuation Roll, from 1 April 2017 as follows: -

Unit 12	NAV/RV	£13,000
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Any prospective tenant will benefit from 100% Rates relief if qualifying for the Small Business Bonus Scheme (SBBS).

Rent:

£14,000 per annum exclusive of VAT, payable quarterly in advance and exclusive of VAT.

Lease Terms:

Our clients are seeking to lease the premises on new full repairing and insuring terms for a period to be agreed, ideally for a minimum term of 5 years. Any medium/long-term lease will provide for upward only rent reviews at periodic intervals.

Energy Performance Certificate:

The subjects have an EPC Rating of C

A copy of the EPC's and Recommendation Reports can be provided upon request.

Legal Costs:

Each party will meet their own legal costs in relation to the transaction, however, the ingoing tenant will be responsible for any LBTT and registration dues, if appropriate.

VAT:

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of VAT. Any prospective tenant must satisfy themselves as to the occurrence of VAT in respect of any transaction.

Viewing:

For additional information or to arrange a viewing, please contact:

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