

TO LET

INDUSTRIAL UNIT

**UNIT 3, PETERSEAT DRIVE,
ABERDEEN, AB12 3HT**



LOCATION:

The subjects are located within a recent extension to the well established Altens Industrial Estate and considered to be one of the primary locations within the city for industrial and commercial users.

Altens lies just a short distance south of Aberdeen and benefits from excellent accessibility to the city's local road network, and in particular to the A90 dual carriageway. Peterseat Drive is located to the south east periphery of the original Estate and is entered via Minto Avenue with the building itself lying on the south side.

The Ordnance Survey extract is for identification purposes only.

DESCRIPTION:

The subjects comprise of a modern detached industrial unit which comprises of office, workshop and yard accommodation. The building is of a steel portal frame construction with blockwork and profile cladding wall finishes with the roof over being pitched with profile metal cladding incorporating translucent roof panels.

The office accommodation is over two storeys and is located at the front of the building and has been finished to a high standard and includes double glazed windows, suspended ceilings incorporating Cat 2 light fittings, and wall mounted gas fired radiators. The flooring throughout has been overlaid in carpet with the walls being of a painted plasterboard design.

The workshop flooring is of a solid concrete finish with the walls and ceilings painted to the inside face of the blockwork and profile metal sheeting respectively. The property benefits from having an eaves height of approximately 6½ metres along with two roller shutter doors.

- **GROSS INTERNAL AREA -
1231.24M² (13,253FT²)**
- **YARD - 1,672M²
(17,997FT²)**
- **RENTAL £175,000PA**

VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

**J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN**

Tel : (01224) 202800
Fax : (01224) 202802

www.shepherd.co.uk



ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m ²	ft ²
Workshop	904.78	9,739
Offices & W.C.'s	326.46	3,514
Total	1231.24	13,253

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

YARD:

The subjects benefit from a secure yard which we have calculated from online software and is approximately 1,672 m² (17,997 ft²).

LEASE TERMS:

Our client's intention is to assign their leasehold interest in the subjects, however consideration will be given to a sublease. The lease has recently been extended for a further 10 years with effect from the 21st September 2015 with a tenant's only break option on the 20th September 2020 by providing no less than 6 months written notice.

The current passing rental for the property is £175,000 per annum.



RATEABLE VALUE:

The subjects are currently entered in the Valuation Roll at a Rateable Value of £122,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of D.



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

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.

VIEWING & OFFERS:

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



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