

# UNIT A1/A2 AVAILABLE TO LET

10,819 SQ FT (1,005 SQ M)



PROMINENT &  
HIGHLY VISIBLE UNITS



FLEXIBLE OFFICE  
SPACE INCLUDED



IDEAL FOR TRADE  
OR INDUSTRIAL

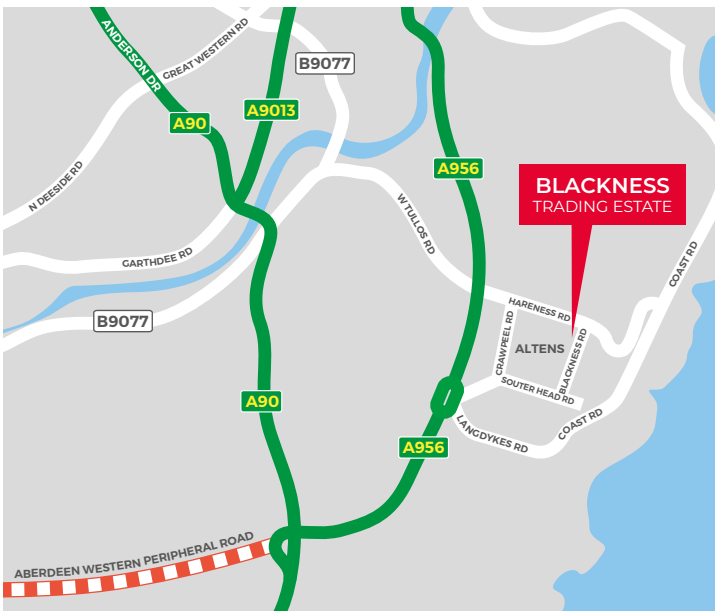
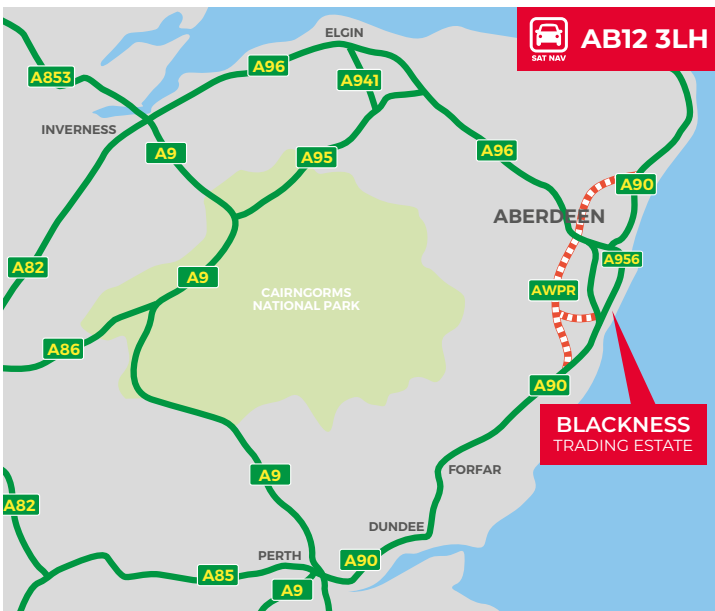


[www.ipif.com/blackness](http://www.ipif.com/blackness)

INDUSTRIAL / WAREHOUSE UNITS TO LET

**BLACKNESS** TRADING ESTATE  
BLACKNESS ROAD, ALTENS, ABERDEEN, AB12 3LH

**IPIF**



### LOCATION

Blackness Trading Estate is situated on the West side of Blackness Road, one of the arterial roads within Altens Industrial Estate.

Altens is one of Aberdeen's foremost industrial locations situated two miles south of Aberdeen City Centre. The Estate benefits from direct access to Wellington Road (A956) which links to the A90 and other areas within Aberdeen City. These links have been enhanced by the AWPR which facilitates good road connections around the city. Major companies represented in Altens include amongst others Swire Oilfield Services, Weatherford and National Oilwell Varco.

### DESCRIPTION

An end terraced double unit forming part of a development of similar properties, comprising warehouses with offices and welfare facilities.

### SPECIFICATION

- Steel portal frame construction
- Insulated profiled cladding
- 3 Phase power
- High bay lighting
- Steel roller shutter vehicular access doors
- 6.0m eaves height
- Forecourt / car parking area

### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT A1 / A2	FT <sup>2</sup>	M <sup>2</sup>
<b>TOTAL</b>	<b>10,819</b>	<b>1,005</b>

### LEASE TERMS

The unit is available on a new full repairing and insuring lease.

### BUSINESS RATES

Rateable Value £76,000.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

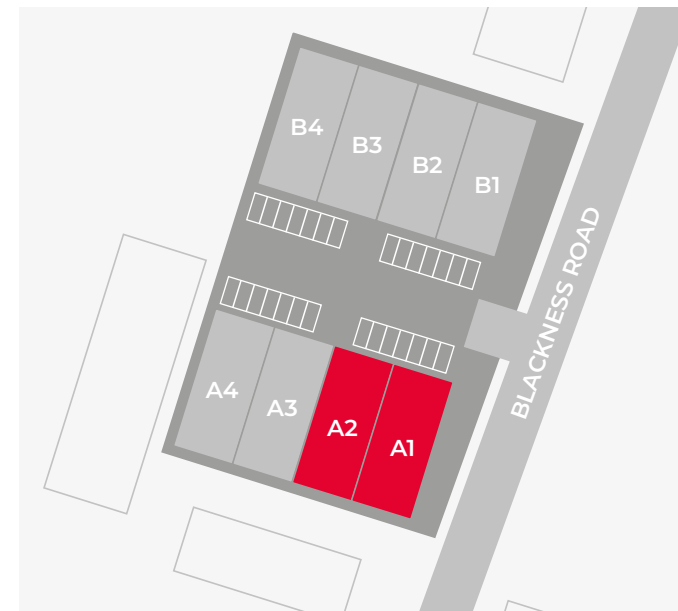
Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE RATING

The EPC is available on application.



On behalf of the Landlord



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