



TO LET

SUBSTANTIAL WORKSHOP AND OFFICE COMPLEX 5,502.3 m² [59,227 sq.ft]
WITH LARGE OPEN STORAGE YARD 8,637 m² [92,969 sq.ft]

BLACKNESS ROAD, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LH



THE SUBJECTS ARE SITUATED IN A HIGHLY PROMINENT POSITION.

LOCATION

The subjects are situated in a highly prominent position on the east side of Blackness Road close to the Hareness Road roundabout within Altens Industrial Estate.

Altens is one of Aberdeen's principal business locations which is approximately 2 miles South of the City Centre just off the main A90 dual carriageway. It is excellently positioned to take advantage of the new AWPR ring road which is due to open in late 2017.

Altens houses major multi nationals including Shell, Amec, Baker Hughes, Maersk and Wood Group who have recently completed a new 215,000 sq.ft. HQ nearby.



DESCRIPTION

The facility comprises a detached office block, four interconnected high bay workshops, a large open storage yard and car parking all on a secure site.

OFFICES

Two storey block of rendered block construction with a flat roof. There is a gas fired central heating system and double glazing. The office block adjoins Workshop 1 at ground & first floor levels. To be refurbished.

The workshops are all of steel portal frame construction with concrete floors, concrete block and insulated profiled aluminium clad walls and pitched double skin asbestos clad roofs with translucent roof panels. (Workshop 2 has a single skim roof). They are all heated and lit and have 3 phase power.

WORKSHOP 1

Workshop with 9m wall head height. Two overhead gantry cranes are currently installed of 8T and 5T. Access is via two electrically operated steel roller shutter doors. There is a two storey concrete block structure within Workshop 1 housing mezzanine offices and canteen, staff and toilets accommodation at ground floor.

WORKSHOP 2

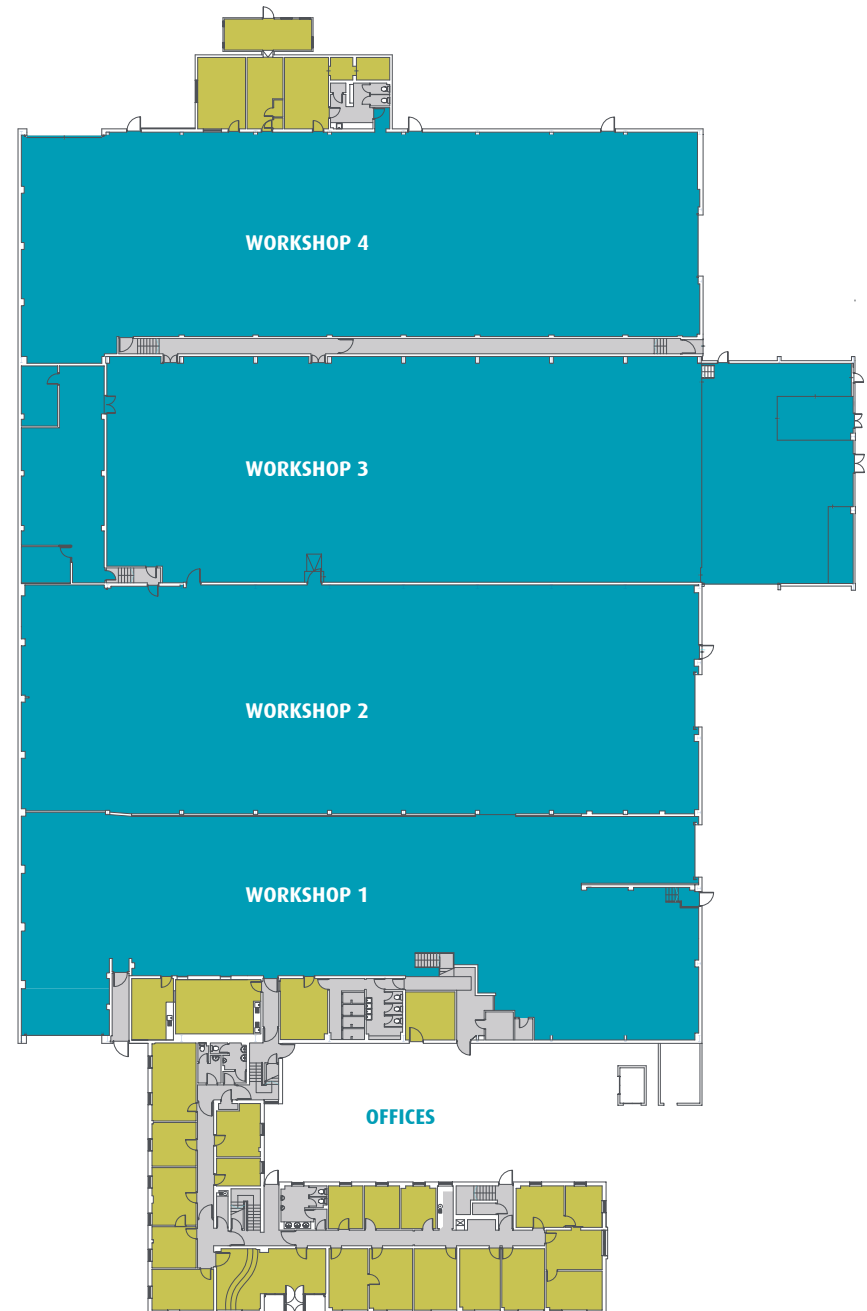
Workshop with 9m eaves height and two overhead gantry cranes of 7.5T and 5T are installed and there is one electrically operated steel roller shutter door.

WORKSHOP 3

Has mutual walls to the adjacent units. Two overhead gantry 7.5T cranes are installed and there is one electrically operated steel roller shutter door. There is a mezzanine storage area to the rear.

WORKSHOP 4

15T and 16T overhead gantry cranes are installed. There are two standard sized electrically operated roller shutter doors plus two smaller. There is a single storey external office/staff pod to the east most elevation.



FLOOR AREAS

The following approximate gross internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:-

Main Office Block	938.8 m²	10,105 sq.ft.
Workshop 1	878.1 m ²	9,452 sq.ft.
Office and ancillary	236.3 m ²	2,544 sq.ft.
Workshop 2	1019.9 m ²	10,978 sq.ft.
Workshop 3	1236.5 m ²	13,310 sq.ft.
Mezzanine Store	117.3 m ²	1,263 sq.ft.
Workshop 4	986.6 m ²	10,620 sq.ft.
Office and ancillary	88.7 m ²	955 sq.ft.
Total Industrial & Ancillary	4563.4 m²	49,122 sq.ft.
Open Storage Yard		
Gross	8,637 m ²	92,969 sq.ft.
Net Useable	6,078 m ²	65,424 sq.ft.
Entire Site	17,806 m ²	4.4 acres

YARD & CAR PARKING

There is an extensive open storage yard surfaced mainly in concrete plus a tarmac surface carpark for 50 vehicles. There is also parking adjacent to the offices for an additional 18 vehicles. The site benefits from 3 vehicular entrances from Blackness Road.



REFURBISHMENT

Our clients are prepared to refurbish to the occupier's specification subject to agreement on terms. However, works could include:-

- > Re-cladding and re-roofing
- > Internal redecoration including floor
- > Installation of new energy efficient lighting.
- > Replacement/refurbishment of all roller shutter and personnel doors
- > Refurbishment of internal offices to include suspended ceilings where appropriate
- > Repair/resurfacing of open storage yard and carpark
- > Full refurbishment of office block including overcladding, new suspended ceilings and upgraded lighting



SUBSTANTIAL WORKSHOP AND OFFICE COMPLEX WITH LARGE OPEN STORAGE YARD

LEASE TERMS

The subjects are available on full repairing and insuring terms for a negotiable period incorporating rent reviews where applicable. Rent will be dependent on the extent of refurbishment works required.

EPC RATING

To be confirmed.

RATEABLE VALUE

The current Rateable Value is £389,000 giving a rates payable figure of approximately £195,000.

LEGAL COSTS

Each party to bear their own legal costs with LBTT and Registration Dues to be paid by the tenant.

DATE OF ENTRY

The building will be occupied until December 2016. Date of entry will depend upon how extensive the refurbishment programme is.

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FURTHER INFORMATION AND VIEWING

Please contact the sole letting agent:-

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