

AXIS



TO LET

HIGH QUALITY INDUSTRIAL UNIT WITH SECURE YARD

WELLINGTON CIRCLE, ALTENS, AB12 3JG

WORKSHOP: 9,338 SQ.FT | OFFICES: 3,161 SQ.FT | YARD: 12,496 SQ.FT



KNIGHT PROPERTY GROUP



AWPR

AWPR

A90

AWPR

AXIS

WELLINGTON ROAD

LOCATION

ALTENS

Axis occupies a highly prominent position on Wellington Circle, with frontage to Wellington Road (A956) - a major arterial route into Aberdeen City from the south. Aberdeen harbour is less than 2 miles north and the A90 and the Aberdeen Western Peripheral Route (AWPR) are less than 1 mile south.



10 MIN FROM ABERDEEN
INTERNATIONAL AIRPORT



EXCELLENT TRANSPORT LINKS
VIA AWPR NORTH & SOTUH



HOTEL ACCOMMODATION
ADJACENT TO MAIN ROAD



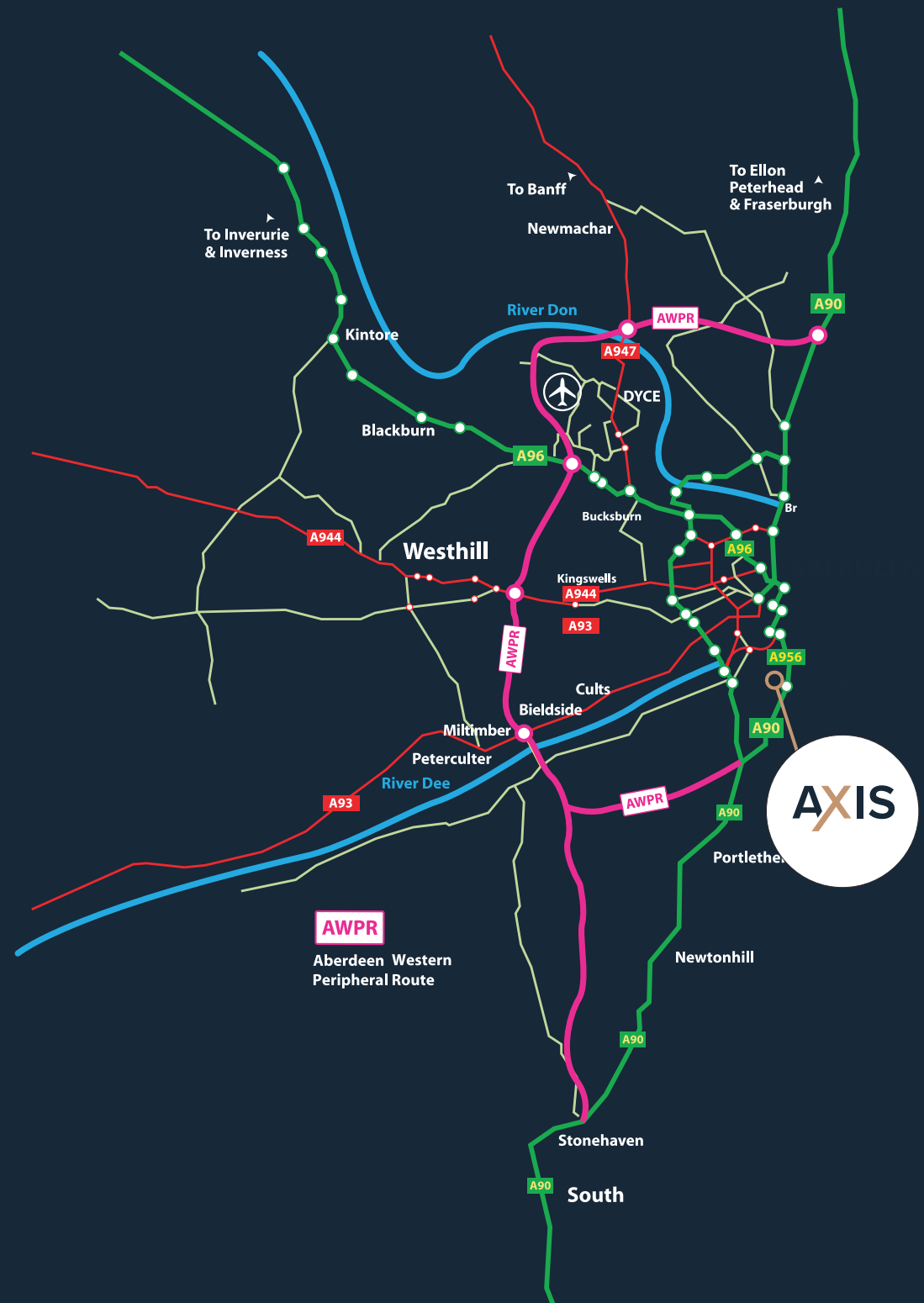
EXCELLENT PUBLIC TRANSPORT
LINKS TO CITY CENTRE



ROADSIDE HIGH VISIBILITY
FRONTAGE



25 PARKING
SPACES





THE DEVELOPMENT

This prominent development offers a unique opportunity to secure a modern facility within a thriving mixed use area. The wider development accommodates oil & gas companies, retail outlets, a gym, a hotel, numerous motor car dealerships and general business premises together with rapidly expanding residential areas.

SURROUNDING OCCUPIERS & AMENITIES

wood.

Sainsbury's
live well for less



makro

THE
ABERDEEN ALTENS
HOTEL



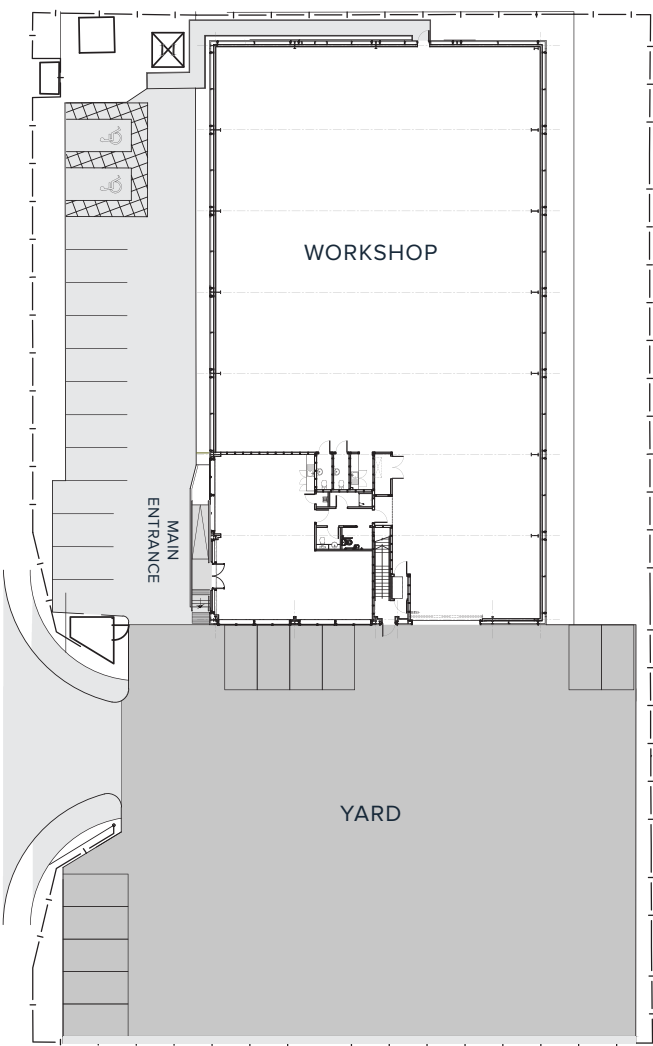
Weatherford

FMC

PUREGYM

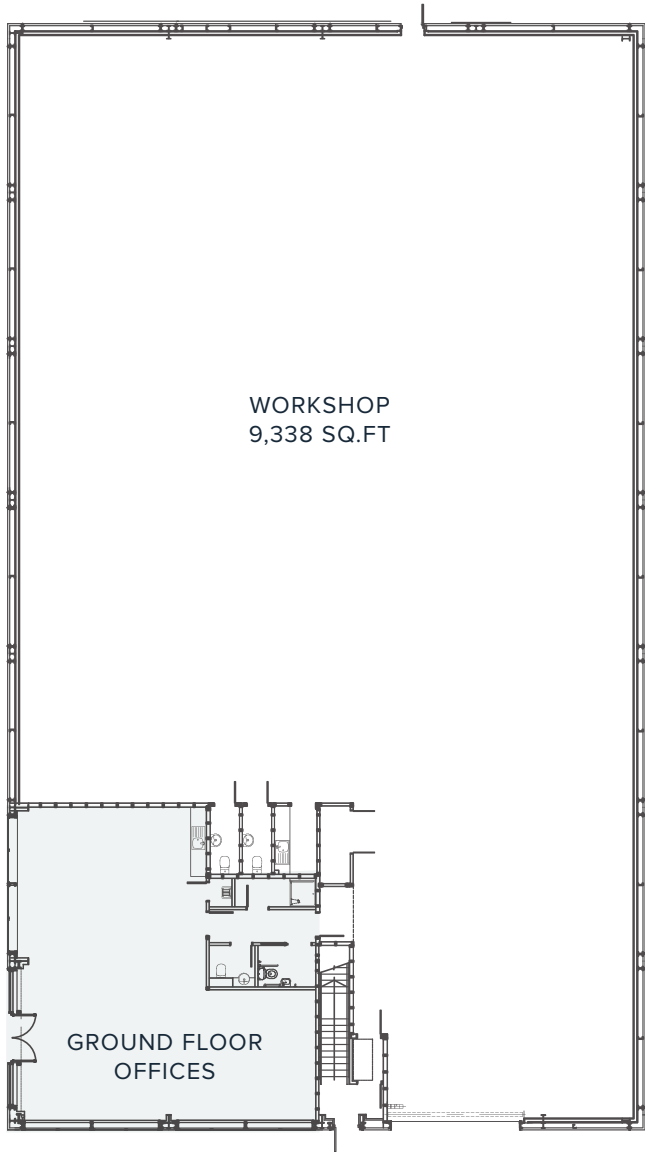


SITE PLAN

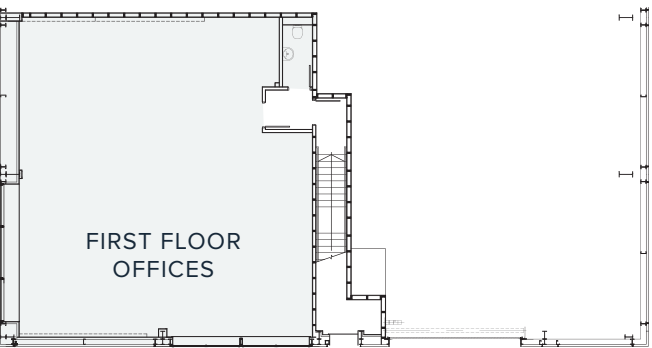


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FIRST FLOOR



SECOND FLOOR



Location: Close proximity to numerous amenities



Transport links: Excellent access to southbound A90 and AWPR.

SPECIFICATION

WORKSHOP/WAREHOUSE/YARD

- Secure concrete yards
- 4.70m high electric roller shutter doors
- High bay lighting
- Blockwork dado walls

OFFICE

- Open plan office space
- Tea preparation area provided
- 3 pipe VRV heat recovery air conditioning
- LED lighting throughout





HARBOUR

📍 CITY CENTRE..... 2 miles
🚆 RAIL STATION..... 3 miles
✈️ AIRPORT 10.6 miles

AXIS

AWPR (1 mile)



KNIGHT PROPERTY GROUP

www.knightpg.co.uk

LEASE TERMS:

The property is available to let on full repairing and insuring terms. Further information is available on request from the letting agents.

RATEABLE VALUE:

The building is currently contained as part of a larger entry on the Valuation Roll. The entry will require to be split and the Rateable Value assessed prior to occupation. An estimate can be provided to interested parties.

VAT:

All monies quoted are exclusive of VAT which may be payable.

LEGAL COSTS:

Each party will bear their own legal costs.
The ingoing tenant/purchaser will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

ENTRY:

On conclusion of legal missives.

VIEWINGS & OFFERS:

Viewing is strictly by arrangement with the letting agents to whom all offers should be submitted in Scottish Legal Form.

To discuss how Knight Property Group can accommodate you at **AXIS**, please contact our letting agents:



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