

For Sale



*Achieve  
Ambitions*

# Unit 4, Blackness Industrial Centre

Blackness Road, Aberdeen, AB12 3LH



- ❖ **Prominent End-Terraced Unit**
- ❖ **Modern Office Accommodation**
- ❖ **Associated Yard**
- ❖ **Brilliant Transport Connections**
- ❖ **Situated in a Well-Established Industrial Estate**
- ❖ **2,939 sq ft (274 sq m)**

## Location

The premise is located within the Altens Industrial Estate, to the East of Blackness Road. Altens Industrial Estate is one of Aberdeen’s prime industrial locations, situated just 3 miles south of Aberdeen City Centre and the Harbour, one of the main industrial routes into the city.

Situationally, the premise benefits from major communication links to the A92, linking to other major Scottish cities such as Glasgow and Edinburgh, as well as the recently opened AWPR city bypass, which has been a major success factor for the city.

The surrounding area is predominantly business oriented, comprising of headquarter office buildings, trade counter and modern industrial warehousing, with occupiers including Yodel, Toolstation, Arco, Scania and TNT.

## Description

The subject comprises a purpose-built steel portal frame warehouse facility, with single storey blockwork offices, associated yard and car parking.

The warehouse itself has insulated cladding panels, with a pitched insulated clad roof incorporating translucent roof lights.

Internally the warehouse has high bay LED lighting, gas fired heaters and all mains utilities including data connection.

The property benefits from a load bearing mezzanine and steel stairs running up to it, which is located above the office premises. The warehouse floor is concrete, and eaves extent to 6.7m at the apex, with a minimum height of 4.6m at the haunch.

## External

Externally, the warehouse has 1 loading entrance, with a door of 3.8m in width and 4m in height.

The yard is concrete with designated parking outside the single storey office section and main pedestrian access.

## Office

The premise benefits from a modern office space, which include a series of meeting rooms and a reception and leads onto an open plan office space. The office has been decorated to a high standard, with carpets/lino flooring and lighting throughout.

## Accommodation Schedule

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2<sup>nd</sup> Edition) and calculate the Gross Internal Area (GIA) floor areas to be as follows:

Area	sq ft	sq m
Warehouse	1,969	182.94
Mezzanine	485	45.9
Offices	485	45.9
<b>Total</b>	<b>2,939</b>	<b>274</b>



## Utilities

The warehouse benefits from all mains utilities including, three-phase electricity, water, gas and data.

## VAT

All figures are quoted exclusively of VAT which is applicable.

## Energy Performance Certificate

The EPC rating for the premises is available on request.

## Price

Offers in excess of £300,000 are invited for the purchase of the Heritable interest (Scottish Equivalent of English Freehold).



## Rateable Value

£22,000 p.a. (according to Scottish Assessors) with an estimated rates payable of £10,780

## Legal Costs

Each party is to bear their own costs incurred in any transaction.

## Further Information

For Further Information please contact the sole selling agent on the details below.

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