



**FOR SALE**

# IMPRESSIVE INDUSTRIAL FACILITY WITH SECURE YARD

Technology House / Moss Road

Aberdeen Gateway Business Park / Aberdeen / AB12 3GQ

## LOCATION /

Aberdeen Gateway Business Park is an established business park located on the south side of Aberdeen and is the natural extension to Altens Industrial Estate. The business park sits adjacent to the A92 as one of the main routes into Aberdeen City Centre. The property is located only one mile from the Charleston Junction of the Aberdeen Western Peripheral Route (AWPR), which provides easy access to the West and North of Aberdeen.

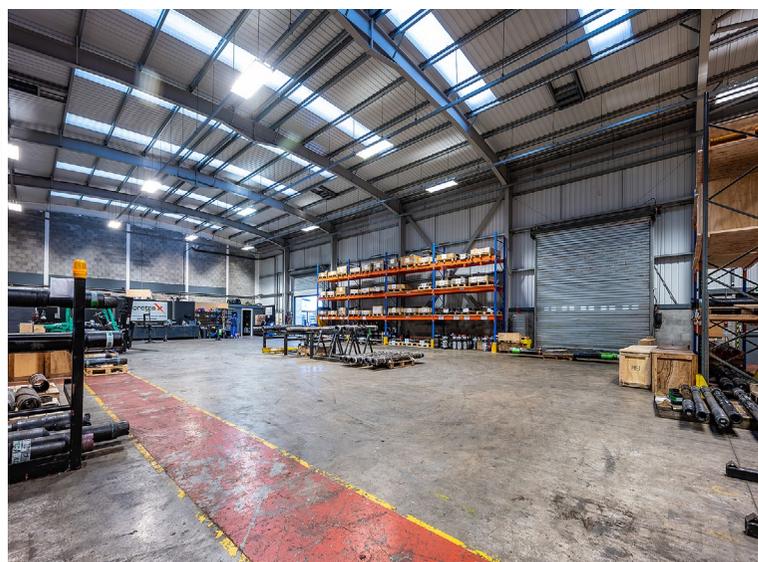
Surrounding occupiers include Hydrasun, Oil States, Schlumberger and Total.



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WAREHOUSE  
OFFICES  
YARD



## DESCRIPTION /

The property comprises an impressive detached warehouse constructed in 2013 with high quality open plan office accommodation arranged over two floors and a secure concrete yard.

The warehouse is of steel portal frame construction with concrete blockwork walls and insulated cladding above and over the roof, off a concrete floor. The warehouse benefits from good natural light via the translucent roof panels, additional lighting is provided via high bay lighting throughout the warehouse. Three phase power is also available within the warehouse. Vehicular access is provided via two electric roller shutter doors.

Within the warehouse the current occupier has constructed warehouse office and welfare accommodation along with a steel mezzanine, which can be utilised by any ingoing occupier. Alternatively, this can be removed ahead of entry.

The impressive office accommodation is arranged over two levels and is DDA compliant with an 8 person passenger lift in situ. The offices comprise a mixture of open plan and cellular space and have been fitted out to a high standard, including a first floor boardroom. There is VRV heating and cooling throughout and lighting is provided via integral LEDs within the suspended ceilings. Toilet facilities are provided on each floor.

Externally there is a secure concrete yard on the east elevation of the property and a 17 space car park on the north elevation laid in tarmacadam and block paving.

## FLOOR AREAS /

Description	Area (sq.m)	Area (sq.ft)
Warehouse	743.7	8,000
Offices	334.02	3,700
Yard	684.78	7,371
<b>Total (excluding yard)</b>	<b>1,086.96</b>	<b>11,700</b>

## PRICE

Offers are invited for our client's heritable (Scottish equivalent to freehold) interest.

## LEASE TERMS

Although it is our client's preference to sell their heritable interest, they would consider a lease of the subjects on the basis of a medium to long term full repairing and insuring lease. Lease terms are available upon request.

## RATEABLE VALUE

The property is currently entered in the Valuation Roll as follows:  
Rateable Value: £144,000. Any incoming occupier would have the right to appeal this within the first six months' of their occupation.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C+. A copy of the certificate can be made available upon request.

## ENTRY

Date of entry to be agreed upon conclusion of legal missives.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax and registrations dues, as applicable.

## VAT

All prices quoted in the schedule are exclusive of VAT.

## ANTI MONEY LAUNDERING

Any successful purchaser will be required to provide the usual counter party due diligence information to satisfy Anti Money Laundering requirements at the point of Heads of Terms being agreed.

### IMPORTANT NOTICE

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank or Ryden in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any Ryden has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, Ryden, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP and Ryden may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. (Particulars dated March 2021. Photographs and videos dated February 2021.)



## VIEWINGS AND OFFERS

To arrange a viewing or for further information, please contact Knight Frank or Ryden.



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