UNITS A1/A2 & A3/A4 AVAILABLE TO LET

923 - 1,928 SQ M

(9,935 - 20,754 SQ FT)

PROMINENT & HIGHLY VISIBLE UNITS

FLEXIBLE OFFICE SPACE INCLUDED

IDEAL FOR TRADE OR INDUSTRIAL

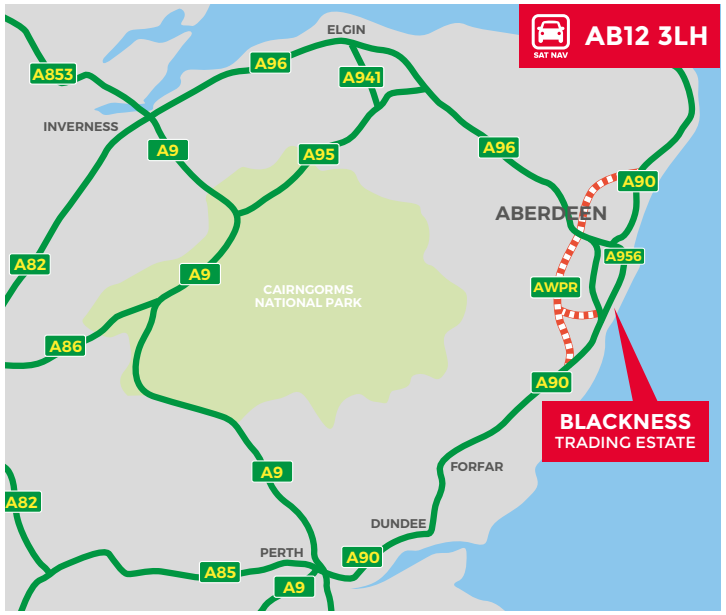
www.ipif.com/blackness

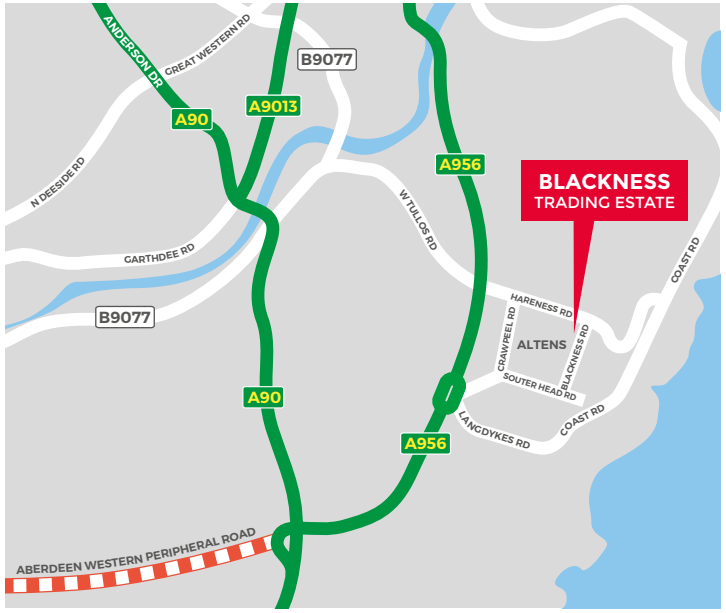
INDUSTRIAL / WAREHOUSE UNITS TO LET

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

Two end terraced double units 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	FT²	M²	EPC
Offices	3,298	306.4	F-84
Warehouse	7,521	698.7	
TOTAL	10,819	1,005	

UNIT A3/A4	FT²	M²	EPC
Offices	2,634	244.7	C-43
Warehouse	7,301	678.3	
TOTAL	9,935	923	

LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Rateable Values:
A1/A2 – £76,000
A3/A4 - £74,500

SERVICE CHARGE

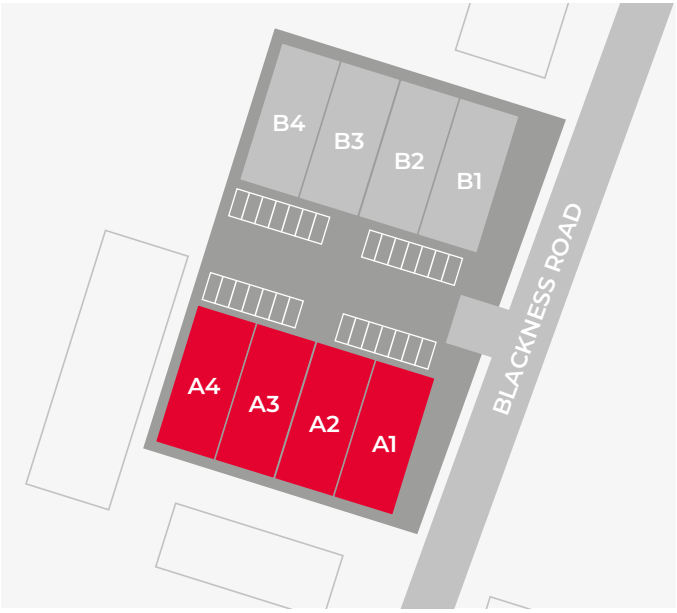
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

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.



On behalf of the Landlord

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