UNITS TO LET
4,484 - 11,031 ft²

FULLY REFURBISHED

INCENTIVES AVAILABLE

FLEXIBLE LEASE



B3 external



A3/A4 external

B3

B2

A3/A4

BLACKNESS ROAD

NORTHWARDS

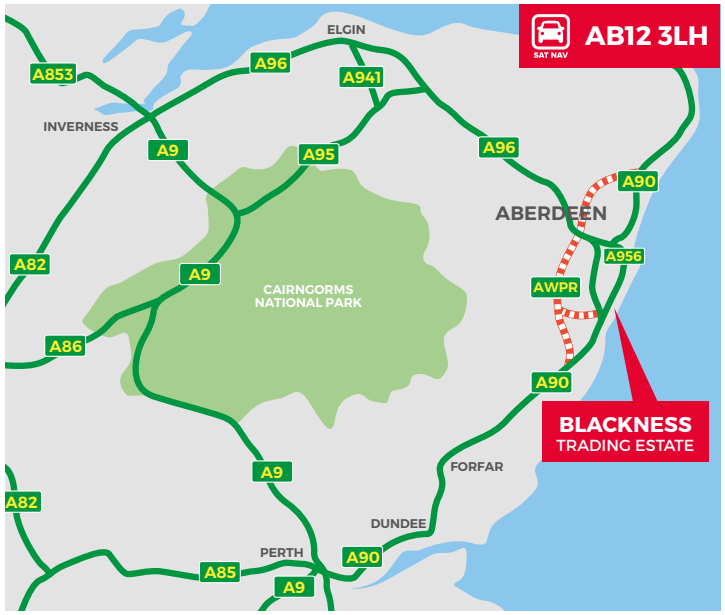
www.ipif.com/blackness

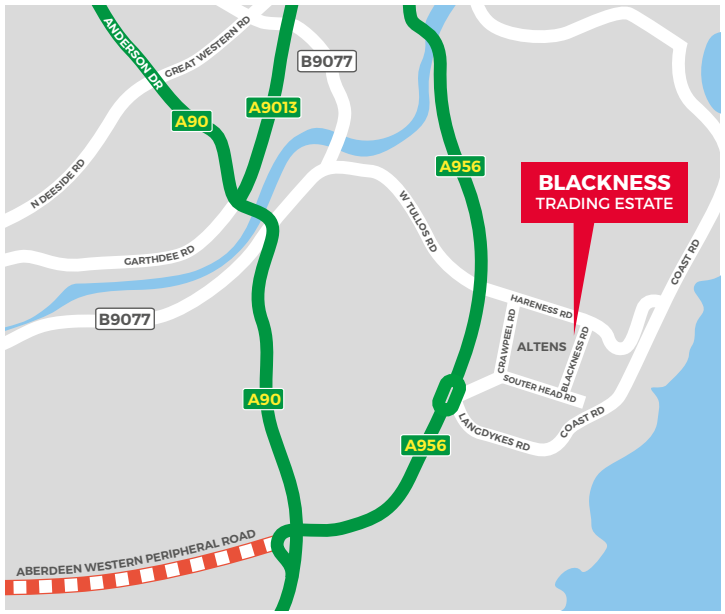
INDUSTRIAL / WAREHOUSE UNITS TO LET

BLACKNESS TRADING ESTATE

BLACKNESS ROAD, ALTENS, ABERDEEN, AB12 3LH

IPIF





BLACKNESS
TRADING ESTATE

BLACKNESS ROAD, ALTENS, ABERDEEN, AB12 3LH

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

Various 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





Estate front - A1/A2

On behalf of the Landlord

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B2 external


A3/A4 internal

BLACKNESS
TRADING ESTATE

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ACCOMMODATION

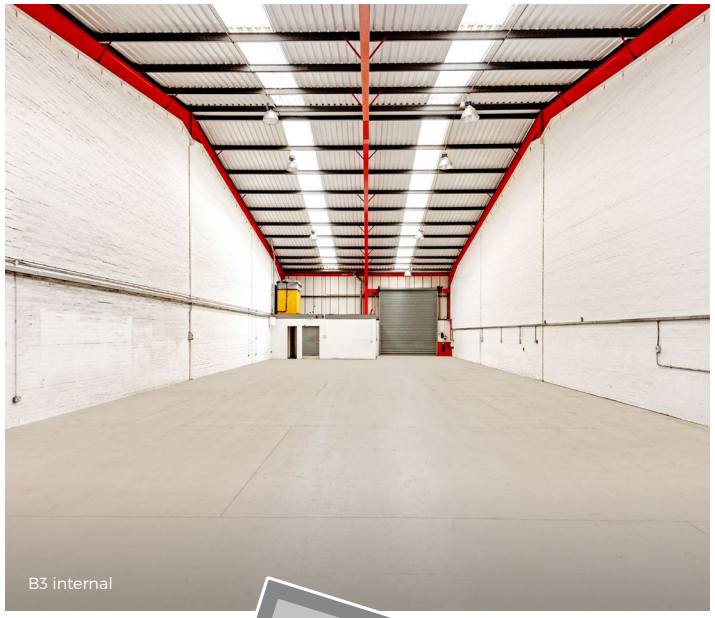
Available accommodation comprises of the following gross internal areas. Units B2 and B3 can be combined.

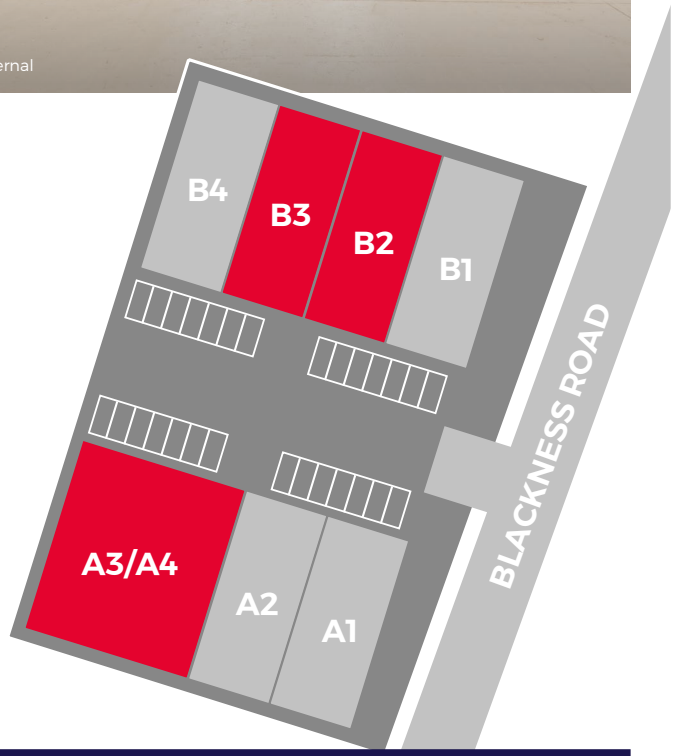
UNIT A3/A4	FT²	M²	EPC
Offices	2,634	244.7	C-43
Warehouse	7,301	678.3	
TOTAL	9,935	923	

UNIT B2	FT²	M²	EPC
Offices	285	26.5	TBC
Warehouse	6,262	581.8	
TOTAL	6,547	608.3	

UNIT B3	FT²	M²	EPC
Offices	287	26.7	A-10
Warehouse	4,197	389.9	
TOTAL	4,484	416.6	

UNIT B2/B3 - COMBINED	FT²	M²
TOTAL	11,031	1024.9


B3 internal



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LEASE TERMS

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

BUSINESS RATES

Rateable Values:
A3/A4 – £74,500
B2 – £44,750
B3 – £27,750

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.

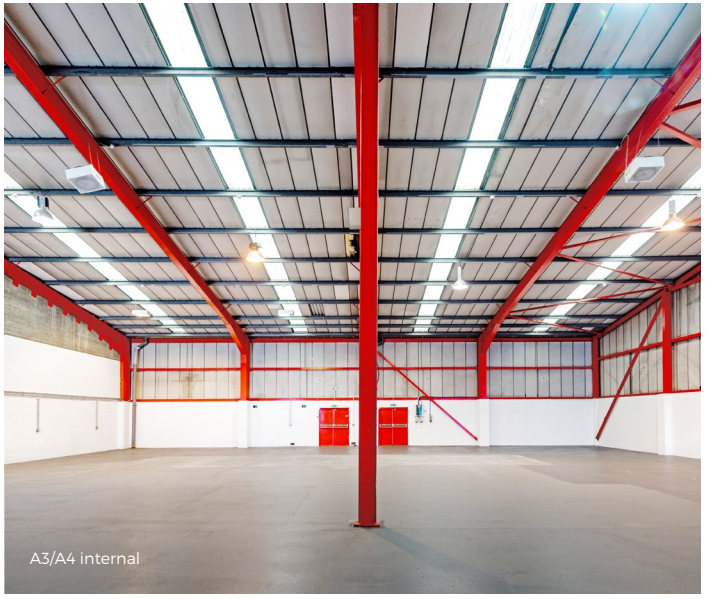
VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.






A3/A4 offices


A3/A4 internal

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