



NESS POINT

TO LET

(SUBJECT TO GROUND LEASE)

3 STOREY OFFICE
AVAILABLE AS A WHOLE OR SEPARATELY

Blackness Road, Altens Industrial Estate,
Aberdeen, AB12 3LH

892 sq.m (9,601 sq.ft) approx





LOCATION

Situated on Blackness Road in the heart of Altens Industrial Estate.

Accessed via Hareness Road or Souter Head Road.

DESCRIPTION

OFFICE

- Comprehensively refurbished three storey office
- Modern specification throughout with comfort cooling and raised floors
- Suspended acoustic ceilings with recessed fluorescent lighting throughout
- Lift lobby waiting area
- Tea prep areas and toilet facilities on each floor
- 18 car parking spaces to the front.

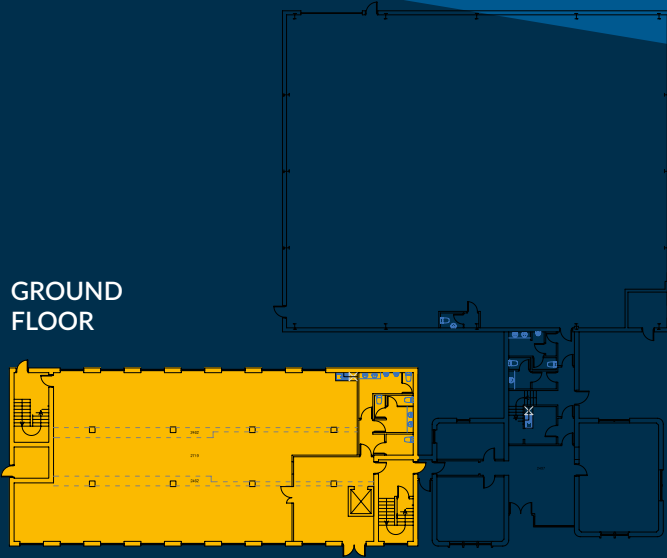


FLOOR AREAS

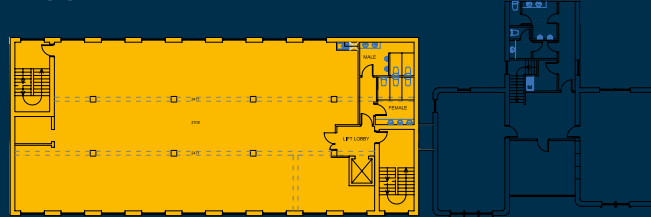
THREE STOREY OFFICE	sq.m	sq.ft
Reception	31.7	341
Ground Floor	265.3	2,856
First Floor	295.9	3,185
Second Floor	299.1	3,219
Total	892.0	9,601

Office floors are available in their individual components

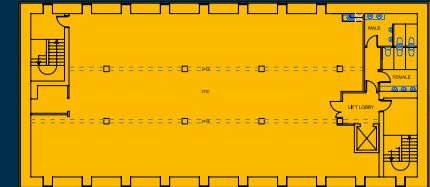
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LEASE TERMS

- ✓ Flexible lease terms available
- ✓ Rent on application
- ✓ Incentives available depending on length of lease and covenant

EPC

The property has an EPC rating of F.

RATEABLE VALUE

Currently part of a larger entry and will require to be reassessed.

ENTRY

Immediate entry is available upon conclusion of legalities.

VAT

Payable in addition to all monies due under the lease at the prevailing rate

VIEWING AND OFFERS

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



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