

(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





# 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
- **√** 18 car parking spaces to the front.



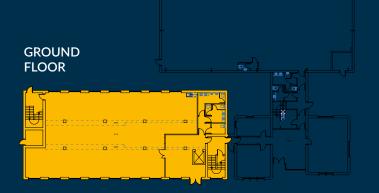


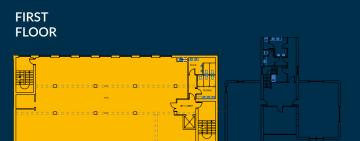
# **FLOOR AREAS**

THREE STOREY OFFICE	sq.m	sq.f
Reception	31.7	34:
Ground Floor	265.3	2,85
First Floor	295.9	3,18
Second Floor	299.1	3,219
Total	892.0	9,60

Office floors are available in their individual components









#### **LEASE TERMS**

- Flexible lease terms available
- 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**

**SECOND** 

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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