

TO LET

PETERSEAT DRIVE, PETERSEAT PARK
ALTENS, ABERDEEN
AB12 3HT

MODERN INDUSTRIAL UNIT WITH OFFICES & YARD

1,048.87 SQ M (11,290 SQ FT)



LOCATION

The subjects are located within Peterseat Park, a modern industrial park within Altens Industrial Estate. The estate lies approximately 2 miles south of Aberdeen City Centre and is regarded as one of the City's premier industrial locations. The estate is accessed from the A956 Wellington Road, which in turn provides direct access to both the A90 and City Centre.

Surrounding occupiers include Wartsila, AIC, NOV, Viking Seatech, RS Electrical, Glacier Energy, Naalco Champion and Rowan Drilling.

DESCRIPTION

The property comprises a detached modern industrial unit with offices to the front and secure yard facilities. The unit is of steel portal frame construction under a pitched roof incorporating translucent roof panels and concrete block dado walls with insulated profile clad metal sheeting above.

To the side and rear of the property is a concrete surfaced open storage yard that is secured by a perimeter security fence. There is a site to the rear of the property which could be acquired to create additional storage. Car parking is provided at the front of the unit with 13 allocated parking spaces.

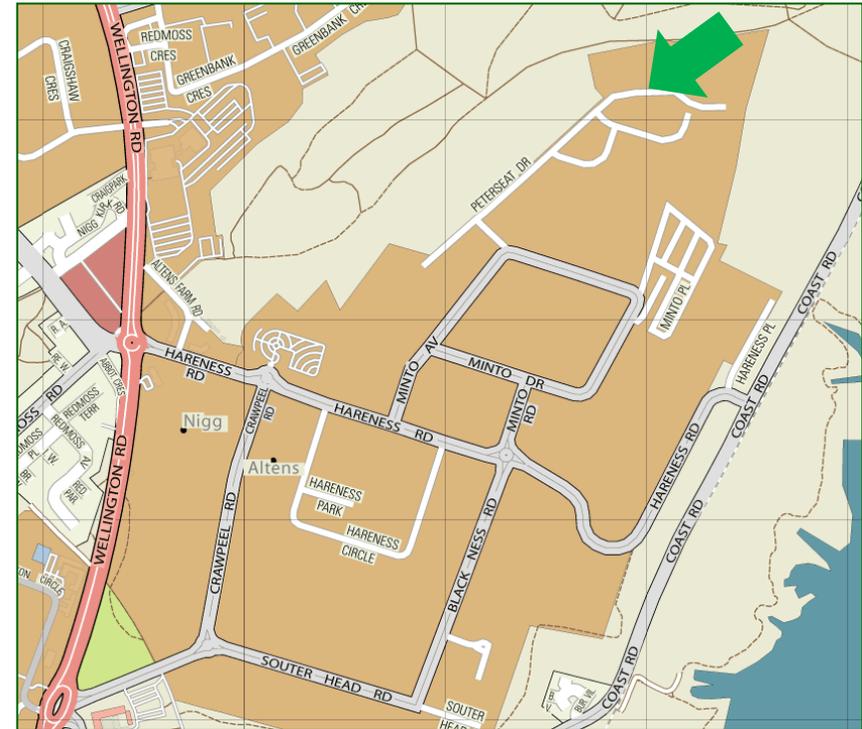
The subjects benefit from the following specification:

Office

- + Mixture of open plan and cellular accommodation
- + Carpeted flooring
- + Painted, plasterboard lined walls
- + Suspended acoustic tiled ceilings
- + Inset CAT2 fluorescent light panels
- + Heating via electric panel storage heaters
- + Double glazed uPVC windows

Warehouse

- + 2 No. electric roller doors (5m x 5m)
- + 7m eaves height
- + 5 tonne crane
- + Gas fired industrial heater
- + Secure concrete yard



FLOOR AREAS

	sq m	sq ft
Warehouse	598.84	6,446
Offices	359.98	3,875
Mezzanine	90.05	969
TOTAL	1,048.87	11,290
Concrete Yard	1,595.00	17,168

LEASE TERMS

The property is currently held on an existing lease expiring 15th March 2020. There are no further rent reviews.

Our client is looking to assign their leasehold interest, however, consideration will be given to shorter term, flexible subleases.

RENTAL

£133,000 per annum, exclusive of VAT

Incentive packages are available. Further information can be provided to interested parties on request.

RATEABLE VALUE

£108,000.

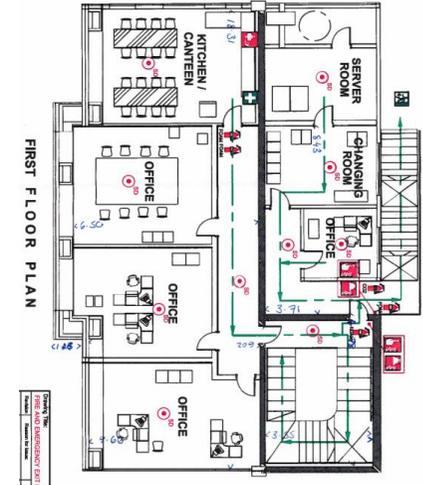
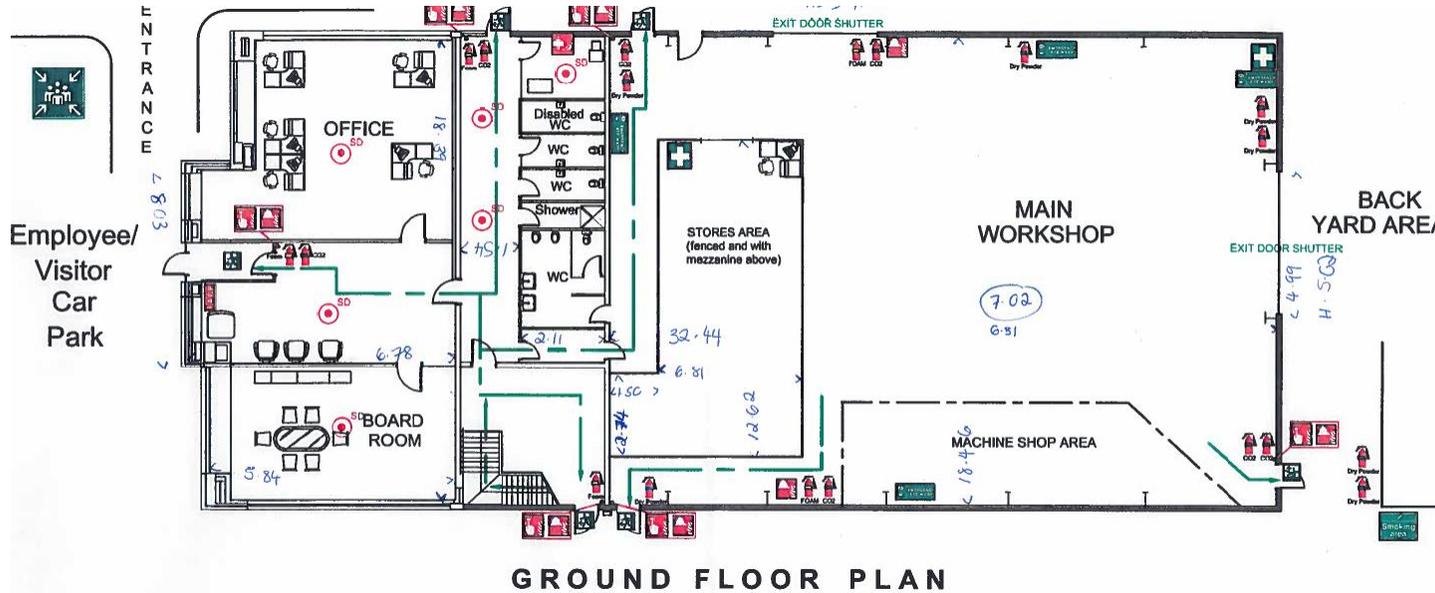
ENERGY PERFORMANCE CERTIFICATE (EPC)

Full information is available on request.

VAT

All figures quoted are exclusive of VAT.





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