



KNIGHT PROPERTY GROUP

AXIS TWO

WELLINGTON ROAD

AXIS TWO

TO LET/ FOR SALE

NEW INDUSTRIAL DEVELOPMENT WITH SECURE YARD

WELLINGTON CIRCLE, ALTENS, AB12 3JG

Office 149.7sq.m (1,612sq.ft)

Workshop 1,191.1sq.m (12,820sq.ft)

Yard 1,318sq.m (14,186sq.ft)

LOCATION

ALTENS

Axis Two occupies a highly prominent position on Wellington Circle, with frontage to Wellington Road (A956) - a major arterial route into Aberdeen City from the south. Aberdeen harbour is less than 2 miles north and the A90 and the Aberdeen Western Peripheral Route (AWPR) are less than 1 mile south.



10 MIN FROM ABERDEEN INTERNATIONAL AIRPORT



EXCELLENT TRANSPORT LINKS VIA AWPR NORTH & SOUTH



HOTEL ACCOMMODATION ADJACENT TO MAIN ROAD



EXCELLENT PUBLIC TRANSPORT LINKS TO CITY CENTRE



HIGH VISIBILITY ROADSIDE FRONTAGE



GENEROUS PARKING PROVISION



IN CLOSE PROXIMITY TO THE ENERGY TRANSITION ZONE



LOCATED 10 MINUTES FROM ABERDEEN HARBOUR





THE DEVELOPMENT

This prominent development offers a unique opportunity to secure a modern facility within a thriving mixed use area. The wider development accommodates energy companies, retail outlets, a gym, a hotel, numerous high-end motor car dealerships and general business premises together with rapidly expanding residential areas. Axis One was redeveloped and let to Tesla on the adjacent site.

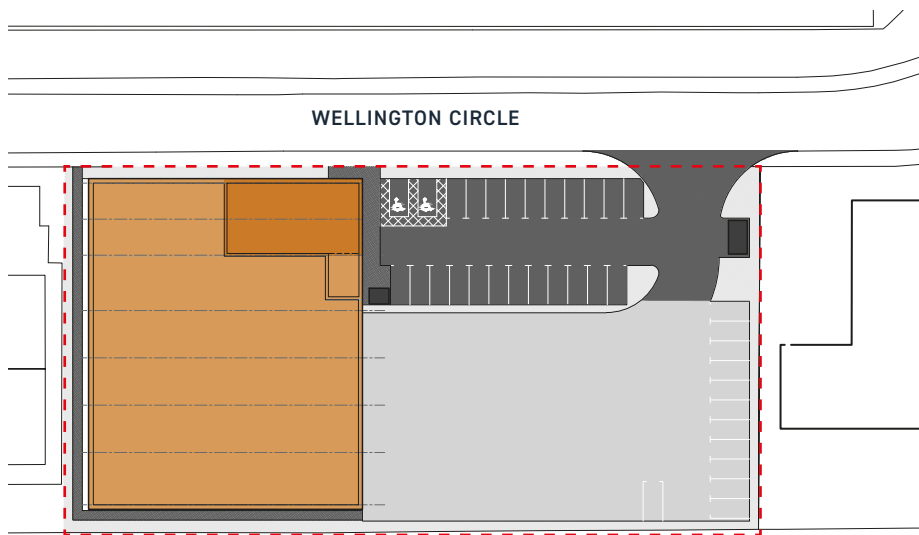
AXIS
TWO

SURROUNDING OCCUPIERS & AMENITIES



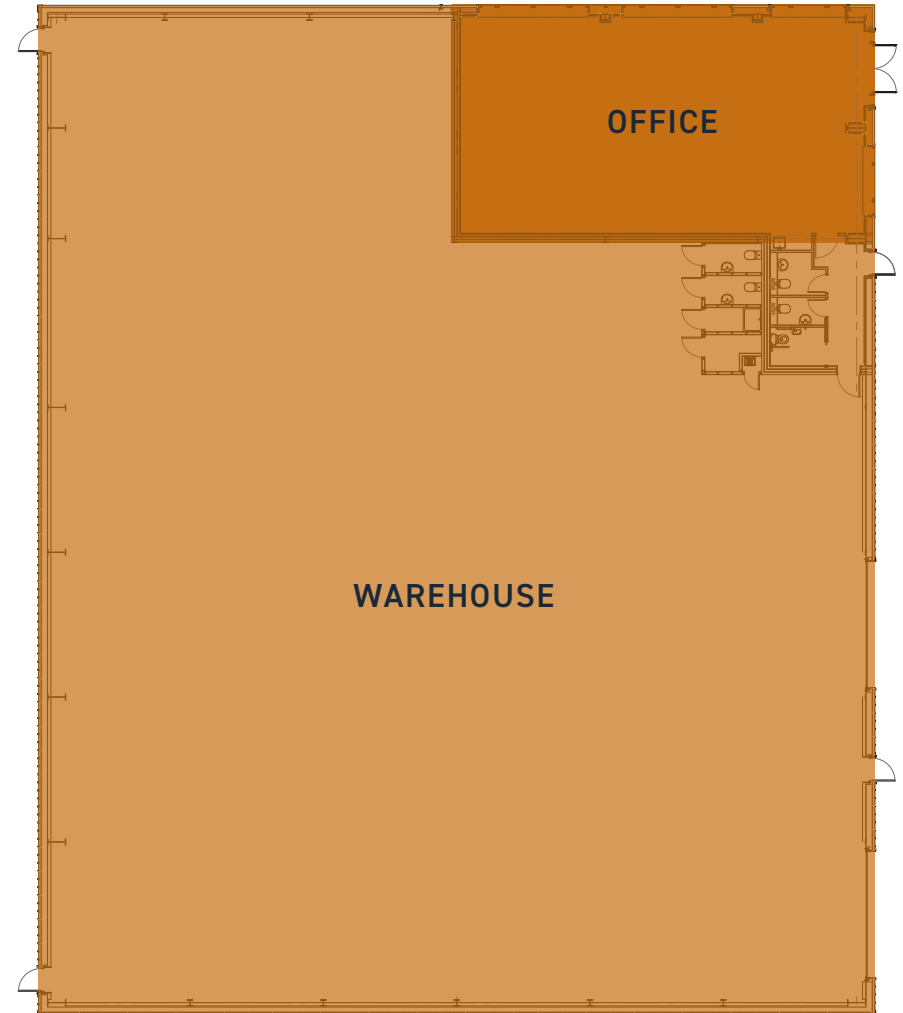
LAYOUTS

SITE PLAN



AREA	SIZE (sq.ft)	SIZE (sq.m)
OFFICE	1,612sq.ft	149.7sq.m
WAREHOUSE	12,820sq.ft	1,191sq.m
TOTAL	14,432sq.ft	1,340.7sq.m
YARD	14,186sq.ft	1,318sq.m

 36 CAR PARKING SPACES



GROUND FLOOR

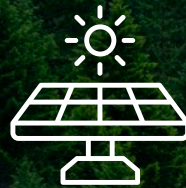
GREEN CREDENTIALS



Target EPC "A"



4 x Electric car
charging points



Solar photovoltaics
panels on the roof



Energy efficient LED
lighting throughout



Daylight sensors
to lighting



Occupancy / proximity
sensors to lighting



Photocells to
external lighting



All electric Heat
recovery / air conditioning
to offices



Water management flow
restriction within toilets
to conserve water

SPECIFICATION

WORKSHOP/WAREHOUSE/YARD

- Full Height Warehouse with 8-meter eaves
- 2x electric shutter doors
- High bay LED lighting
- Secure concrete yard

OFFICE

- Modern open plan office space
- LED Lighting throughout
- 36 Car Parking Spaces
- Staff welfare facilities



THE ABOVE PHOTOS ARE OF PREVIOUS KNIGHT PROPERTY GROUP DEVELOPMENTS AND ARE FOR INDICATIVE PURPOSES ONLY.

SURROUNDING OCCUPIERS & AMENITIES

	CITY CENTRE	2 MILES
	RAIL STATION	3 MILES
	AIRPORT	10.6 MILES



ABERDEEN BAY WIND FARM

PORT OF ABERDEEN
EST. 1136

wood.

PETERSON

SWIRE

Weatherford

FMC

Royal Mail

DHL

AXIS TWO

TESLA

SHELL

WELLINGTON ROAD

THE ABERDEEN ALTENS HOTEL

makro

PUREGYM

IKEA

Starbucks

BURGER KING

AWPR <1 MILE



KNIGHT PROPERTY GROUP

www.knightpg.co.uk

LEASE TERMS:

The property is available to let on full repairing and insuring terms. Further information is available on request from the letting agents.

PRICE:

The property is available to purchase. Offers are invited.

RATEABLE VALUE:

The building will require to be assessed for rating purposes on occupation.

VAT:

All monies quoted are exclusive of VAT which may be payable.

LEGAL COSTS:

Each party will bear their own legal costs. The ingoing tenant/purchaser will be responsible for any Land and Buildings Transaction Tax and Registration Dues applicable.

ENTRY:

Entry shall be on the completion of construction and conclusion of legal missives.

VIEWINGS & OFFERS:

To discuss how Knight Property Group can accommodate you at AXIS Two, please contact our letting agents:

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