

Industrial

# Unit 8 - Block 1 | Souterhead Industrial Estate

📍 Souterhead Industrial Estate, Altens, Aberdeen, AB12 3LF

## Unit 8 - Block 1 | 1,605 sq ft

High quality unit within well located estate coming soon

Flexible space comprising both open warehouse and office accommodation, this unit is well suited to a variety of uses including workshop, light industrial, storage, and trade counter.

Situated on a well located estate, the unit is just 3 miles south of Aberdeen City centre on Souterhead Industrial Estate, also benefiting from generous parking and circulation space within a common yard.

Lease Type

New



### ✔ Unit Summary

- WC facilities
- Car Parking
- Flexible Space
- 24 Hour Access
- Premier Industrial Location
- Starter Unit

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£17,200.00	£10.72
Rates	£7,182.00	£4.47
Maintenance Charge	£2,600.00	£1.62
Insurance	£321.00	£0.20
<b>Total Cost</b>	<b>£27,303.00</b>	<b>£17.01</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0100709](http://unit.info/UIP0100709)

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## Location

Souterhead Industrial Estate is located 3 miles south of Aberdeen City centre. The Estate is located in Altens, the premier industrial location on the south side of Aberdeen. The estate is 125 miles north of Edinburgh and 140 miles north east of Glasgow. The general area is predominately industrial.



### Road

The site has excellent road access being only 2 miles from the A90 which is the main arterial road to Edinburgh and Glasgow. Accessibility will be further enhanced with the opening of the Aberdeen Western Peripheral Route, improving access to all areas of Aberdeen, including the Airport 10 miles north-west of the estate.



### Airport

Aberdeen Airport lies 10 miles north of the estate and is within a 30 minute drive time.



### Rail

The site has excellent road access being only 2 miles from the A90 which is the main arterial road to Edinburgh and Glasgow. Accessibility will be further enhanced with the opening of the Aberdeen Western Peripheral Route, improving access to all areas of Aberdeen, including the Airport 10 miles north-west of the estate.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (64)

## Key Contact



### Heather Graham

Customer Engagement Manager

"Heather joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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