

Industrial

Unit 14 - Block 1 | Souterhead Industrial Estate

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

Unit 14 - Block 1 | 2,321 sq ft

Trade counter unit available

A recently refurbished industrial unit with ancillary office accommodation. This is suited to a variety of uses including workshop, light industrial, storage and a trade counter. Local occupiers include Greig Engineering, Alba Gaskets and Scania. This unit benefits from Fresh Start rates relief, meaning there may be a 100% business rates discount in your first year.

Lease Type

New



✔ Unit Summary

- Refurbished Unit
- Car Parking
- Roller Shutter Door
- 3 Phase Power
- Yard Space
- Office Accommodation

View Floor Plans →

View Virtual Tour →

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£22,500.00	£9.69
Rates	£6,552.00	£2.82
Maintenance Charge	£3,800.00	£1.64
Insurance	£464.20	£0.20
Total Cost	£33,316.20	£14.35

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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.

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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

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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	A (15)

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."



Call +440 808 169
7554



enquiries@industrials.co.uk
+440 808 169 7554

www.industrials.co.uk

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