

Industrial

Unit 14 - Block 1 | Souterhead Industrial Estate

📍 Souter Head Road, Altens, Aberdeen, Aberdeenshire, AB12 3LF

Unit 14 - Block 1 | 2,321 sq ft

Trade counter unit available with a separate office

Ideal trade counter or light industrial unit. Within the unit is a separate office space with windows to provide natural light, W/C facilities and a small tea prep area.

Lease Type

New



✔ Unit Summary

- Refurbished Units
- 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	£24,000.00	£10.34
Rates	£13,608.00	£5.86
Maintenance Charge	£3,244.79	£1.40
Insurance	£257.28	£0.11
Total Cost	£41,110.07	£17.71

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.

Unit 14 - Block 1 | Souterhead Industrial Estate



Souter Head Road, Altens, Aberdeen, Aberdeenshire, AB12 3LF



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 with the agents.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (38)

Key Contacts



Industrials Asset Manager
Louise Kandel

+44 (0)800 122 3690



enquiries@industrials.co.uk
0800 122 3690

Follow us



Letting Agent: Industrials - Sarah Black
 180 Great Portland Street, London, W1W 5QZ