



**TO LET**

**Unit 2** AberdeenOne  
Logistics Park

Crawpeel Road, Altens Industrial Estate,  
AB12 3FG

**28,647 sq ft**  
**Warehouse Unit**

Fully Refurbished High Quality  
Industrial / Logistics Facility







**ABERDEENONE**  
LOGISTICS PARK

**ABERDEENONE OCCUPIES A  
PROMINENT SITE ON CRAWPEEL  
ROAD WITHIN THE ALTENS  
INDUSTRIAL ESTATE**

**SPECIFICATION**



**7m eaves  
height**



**Secure access to yard  
& parking areas**



**EPC rating  
of C**



**3 level access doors  
(5m x 5m)**



**200 kVa power  
capacity**



**LED  
lighting**







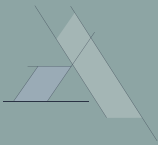
## THE PERFECT LOCATION FOR LOGISTICS

**AberdeenOne** occupies a prominent site on Crawpeel Road within the Altens Industrial Estate, the City's premier south side industrial estate. Accessed directly off the A956 route and within a 2 minute drive from the A92 and the new A90 the location is well connected and ideal for an urban logistics operator.

Altens is also in close proximity to Aberdeen Harbour and will be the main access route to the new South Harbour. Surrounding occupiers include, FedEx, NorSea, Wood, Royal Mail & DHL.





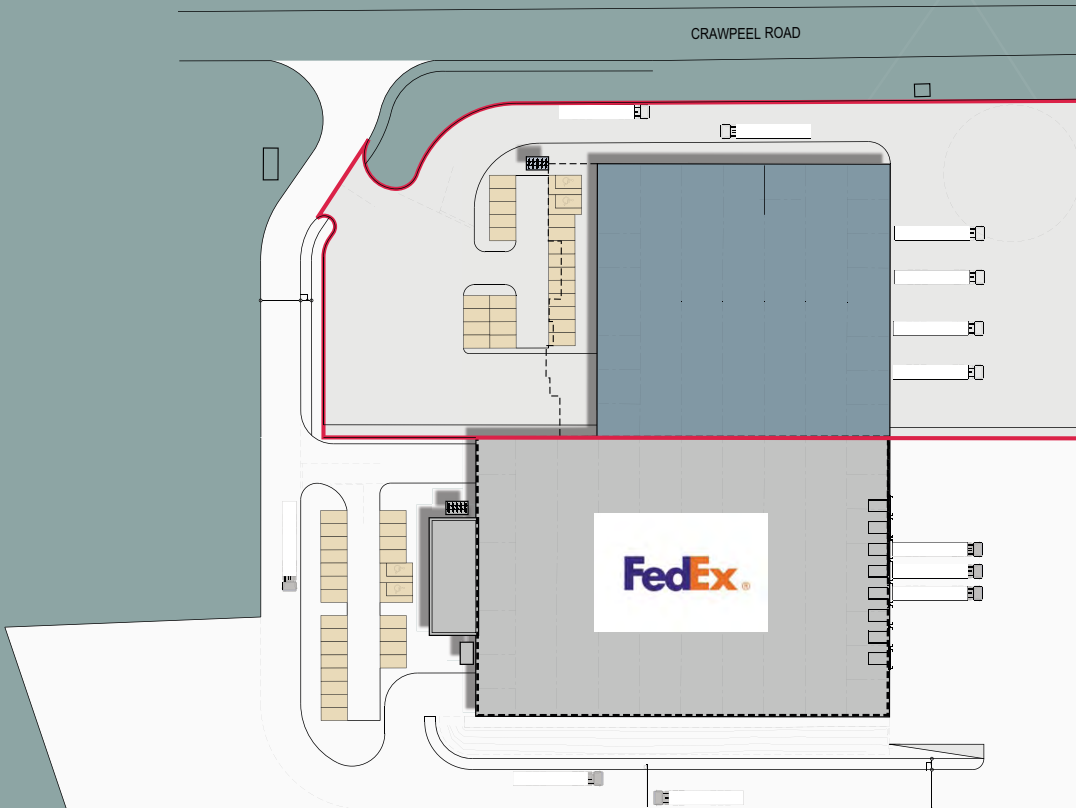


## HIGH QUALITY INDUSTRIAL / LOGISTICS FACILITY

### ACCOMMODATION

Floor	SQ M	SQ FT
Warehouse	2,661.4	28,647
Offices *	-	-
TOTAL	2,661.4	28,647
Concrete Yard	5,678.6	61,124

\* The unit is currently a shell and welfare and offices can be built to suit an occupiers specific requirements.







**ABERDEENONE**  
LOGISTICS PARK

**FULLY REFURBISHED  
HIGH QUALITY INDUSTRIAL /  
LOGISTICS FACILITY**





## OCCUPATIONAL COSTS

Per Annum	Rent	Rates	Service Charge	Insurance	Total Costs
	£300,000	£103,000 p.a	£5,200	£5,250	£413,450

Please note occupational costs are for indicative purposes only and subject to change.

## LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

## VAT

All prices quoted in the schedule are exclusive of VAT.

## ENTRY

Immediately upon the conclusion of legal formalities.

## VIEWINGS & OFFERS

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.

FOR FURTHER INFORMATION PLEASE CONTACT THE JOINT MARKETING AGENTS:

**CBRE**

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