

Lot 35, Ness Point (Southstar and Southview), Blackness Road, Aberdeen, AB12 3LH

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



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Property Information

Long Leasehold Office Investment

- Situated in the heart of Altens Industrial Estate
- Comprehensively Refurbished Office
- Part let until December 2025
- 18 car parking spaces
- Located within the Energy Transition Zone area
- Neighbouring occupiers include Scania, Arco and Recycle Scotland

Lot

35

Auction

13th December 2023

Rent

£65,000 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles 3 miles south of Aberdeen City Centre, 63 miles north-east of Dundee

Roads A956, A90

Rail Aberdeen Railway Station

Air Aberdeen International Airport

Situation

Blackness Road is in Altens Industrial Estate, one of Aberdeen's most established industrial areas, 3 miles south of the City Centre, Altens is also located adjacent to the new Aberdeen South Harbour Extension and is part of the Energy Transition Zone. The estate is accessed from Wellington Road (A956), which leads to Aberdeen City Centre, Aberdeen railway station and the A90/M90 together with the AWPR linking the south, west and north of the City. Located on the western side of Blackness Road, the property is accessed via Souterhead Road and Hareness Road. Neighbouring occupiers include Scania, Redpath Tyres, Wolseley, Arco and Tool Station.

Tenure

Long Leasehold. The subjects are held on a ground lease expiring on 28th November 2107 at a passing rent of £43,500 p.a. Rent reviews are every 5 years with the November 2022 rent review outstanding.

Description

Comprehensively refurbished three storey office fronting onto Blackness Road with warehouse accommodation to the rear. There are 18 car parking spaces to the front of the property and a large yard area to the rear.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Building	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent
Southstar	Ground floor	Industrial Office (GIA)	656 sq m 330 sq m	(7,061 sq ft) (3,552 sq ft) (2)	NXG DRILLING SERVICES LIMITED (1)	Five years from 16/12/2020 to 15/12/2025 on FRI Terms	£65,000 p.a.x.
Southview	Reception Ground First Second	Reception Office Office Office	31.7 sq m 265.3 sq m 295.9 sq m 299.1 sq m	(341 sq ft) (2,856 sq ft) (3,185 sq ft) (3,219 sq ft) (2)	VACANT POSSESSION		£0
TOTAL			1,877.64 sq m	20,214 sq ft			£65,000 p.a.x.

(1) NXG Drilling Services Limited and is part of NXG Group. NXG was formed in 2017, forged from the amalgamation of several businesses incorporating expertise in engineering, technology and drilling services to move towards providing the Next Generation of drilling technologies for the energy sector. The companies European bases also include operations in the Middle East, Asia Pacific and Latin America (Source: www.nxg-group.com 01/09/2023). For the year to 31/12/2021 NXG Drilling Services Limited reported a net worth of £3,378,133(Source: Contego 01/09/2023)

(2) All areas are Gross Internal Area

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September 2020