

**Lot 45, Blackness Road, Altens Industrial Estate, Aberdeen,
Aberdeenshire AB12 3LH**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Industrial/Warehouse with Development Potential (subject to consents)

www.acuitus.co.uk

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Property Information

Industrial/Warehouse with Development Potential (subject to consents)

- Substantial Warehouse with Offices
- Substantial Site of 4.4 acres (1.78 Hectares) in the Heart of Altens Industrial Estate
- Well located close to the new Aberdeen Harbour
- Potential Redevelopment Opportunity (subject to consents)
- Comprises four interconnected high bay industrial units and a detached office block totalling 59,227 sq ft with open storage yard and car parking on a secure site

Lot
45

Auction
31/Mar/2022

Vacant Possession

Status
Available

Sector
Industrial/Warehouse

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 Rail

Air Aberdeen International Airport

Situation

Blackness Road within 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 is due to be completed in October 2022. 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 eastern side of Blackness Road, the property is close to the major roundabout with Hareness Road and Minto Road. Neighbouring occupiers include National Oilwell Varco, Redpath Tyres, Wolseley, Arco and Tool Station.

Tenure

Long Leasehold. 999 years from 14 December 1979 at a rent of £100 per annum (no rent reviews)

Description

The property comprises in total 5,502.20 sq m (59,227 sq ft) four interconnecting industrial units with a detached office building. There is a large open storage yard area and car parking.
The total site area is 4.40 acres (1.78 hectares)

VAT

VAT is applicable to this lot.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions. Interested Parties are referred to Aberdeen City Council -www.aberdeencity.gov.uk Tel : 03000 200 292

DISCLAIMER

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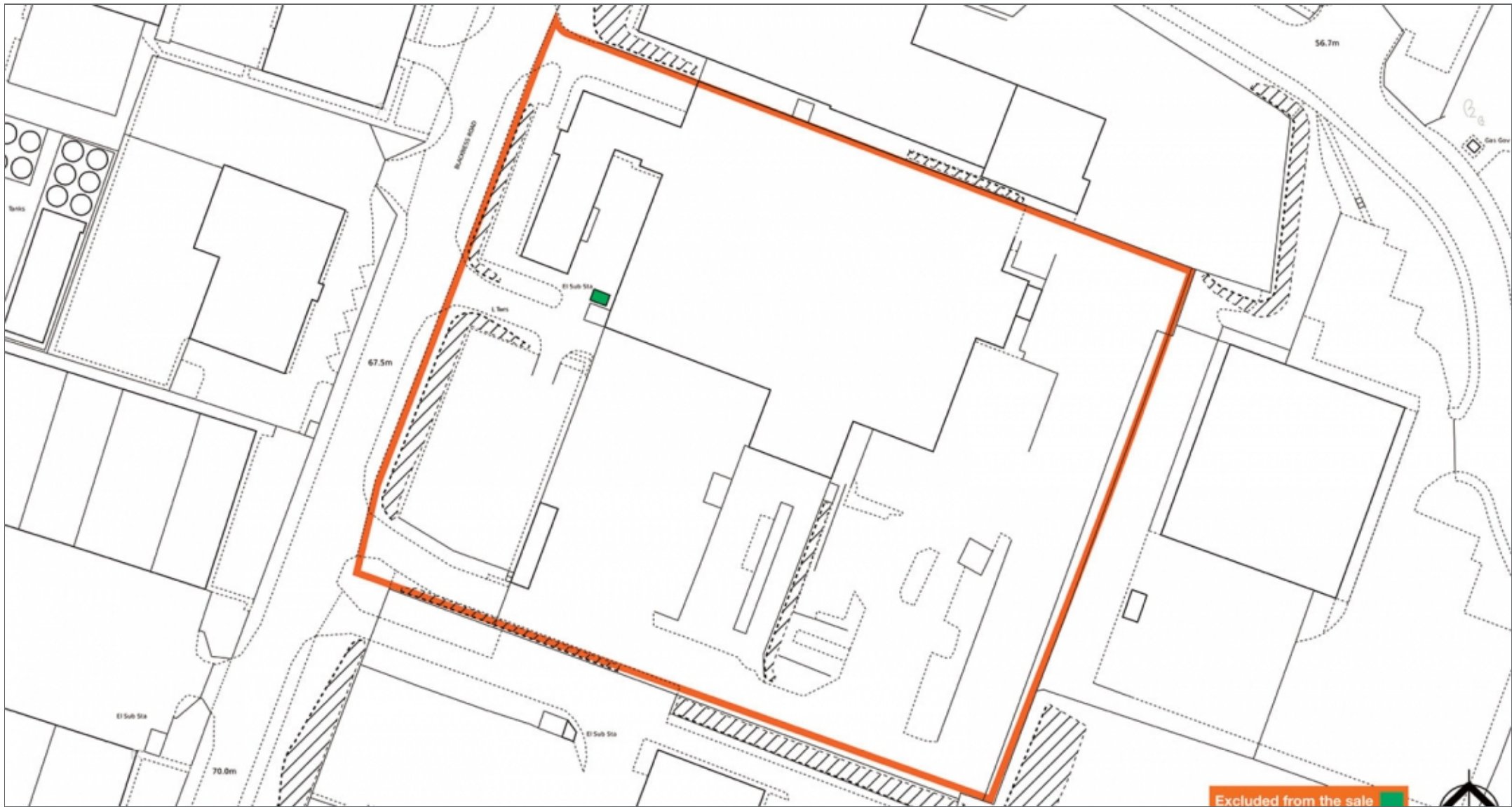
Tenancy & Accommodation

Accommodation	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Possession
Main Office Block	Office	938.80 sq m	(10,105 sq ft)	VACANT POSSESSION
Workshop 1	Industrial	878.10 sq m	(9,452 sq ft)	
	Ancillary	236.30 sq m	(2,544 sq ft)	
Workshop 2	Industrial	1,236.50 sq m	(10,978 sq ft)	
Workshop 3	Industrial	117.30 sq m	(13,310 sq ft)	
	Mezzanine	986.60 sq m	(1,263 sq ft)	
Workshop 4	Industrial	88.70 sq m	(10,620 sq ft)	
	Office and Ancillary		(955 sq ft)	
TOTAL		5,502.20 sq m	(59,227 sq ft)	

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September 2020

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