

Ryden

FOR SALE/ MAY LET

**TERRACED INDUSTRIAL UNIT
WITH DEDICATED PARKING
304.03 SQ M (3,273 SQ FT)**



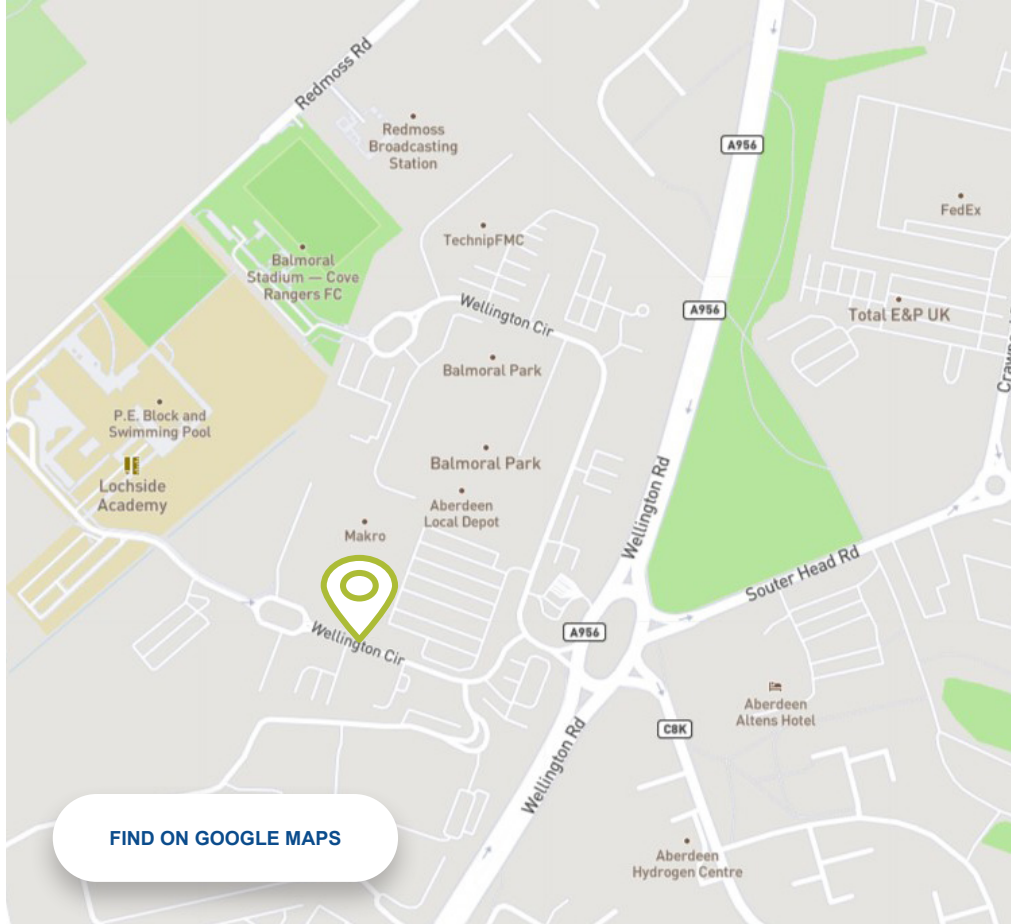
**UNIT 7B & 8
WELLINGTON
BUSINESS PARK
WELLINGTON CIRCLE
ALTENS
ABERDEEN
AB12 3JG**

**LOCATED ON A FULLY
OCCUPIED ESTATE**

**7 EXCLUSIVE CAR
PARKING SPACES**

AVAILABLE IMMEDIATELY

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



**ALTENS IS ONE
OF ABERDEEN'S
MOST WELL-
ESTABLISHED
AND POPULAR
OFFICE &
INDUSTRIAL
LOCATIONS**



LOCATION

The property is located within Wellington Business Park on Wellington Circle, Altens. Altens is one of Aberdeen's most well-established and popular office and industrial locations and is situated approximately two miles south of the city centre.

Wellington Circle is directly accessed from the main A956 road, which leads north to Aberdeen City Centre, the harbour and railway station and south to the A90 trunk road, AWPR (Aberdeen Western Peripheral Route) and motorway network beyond.

Nearby occupiers include; Makro, Starbucks, Burger King, Balmoral Group, Pure Gym, Royal Mail and Tesla.

DESCRIPTION

The subjects are situated within an established business park of terraced industrial units.

The units are of steel monopitched frame construction with profile metal cladding to the main walls and roof.

Internally, Unit 7B benefits from an open plan single storey layout with a concrete floor, WC facilities and a kitchen / tea prep area to the rear of the unit.

Unit 8 is of similar specification, while further benefiting from a dedicated open plan office / showroom at both ground and first floor level.

Each unit benefits from concertina style electric doors, which provide vehicular access, 3 phase power and 7 dedicated parking spaces within the car park situated to the front of the subjects.

Overall the subjects present in excellent condition and are ready for immediate occupation.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
UNIT 7B	172.70	1,859
UNIT 8	131.33	1,414
TOTAL	304.03	3,273

RENT/PRICE

On application.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis.

EPC

The premises have an EPC Rating of E. A copy of the EPC and Recommendations Report can be made available upon request.

BUSINESS RATES

The subjects are entered in the current Valuation Roll, as follows:

UNIT	01-APR-23	01-APR-26
UNIT 7B	£16,500	£19,250
UNIT 8	£18,500	£23,000

ENTRY

Upon agreement.



SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further details are available on request.

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including undertaking and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/ exchange, required to enable agents to meet their respective obligations under the Regulations.



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GET IN TOUCH

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Ryden

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