



Galbraith

FOR SALE TWO DETACHED INDUSTRIAL UNITS SOUTER HEAD ROAD, ABERDEEN, AB12 3LF

- PROMINENTLY SITUATED IN ALTENS INDUSTRIAL ESTATE, THE CITY'S PREMIER SOUTH SIDE INDUSTRIAL LOCATION.
- MAJORITY OF THE INDUSTRIAL PREMISES BENEFITS FROM VACANT POSSESSION.
- PART INCOME PRODUCING, PROVIDING A RENT OF £42,000 PER ANNUM.
- TWO DETACHED INDUSTRIAL UNITS EXTENDING TO A TOTAL OF 31,118 SQ FT PLUS A MEZZANINE EXTENDING TO 7,555 SQ FT.
- SEEKING OFFERS IN EXCESS OF £450,000 EXCLUSIVE WHICH EQUATES TO A VERY LOW CAPITAL RATE OF £14 PER SQ FT.

PART INCOME PRODUCING INDUSTRIAL PREMISES

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LOCATION

The subjects are located within Altens Industrial Estate, the premier south-side industrial location, approximately 2 miles south of the city centre. The estate benefits from direct access to Wellington Road (A956) which in turn facilitates transport links to the A90 trunk road.

The subject property is well located on the south side of Souter Head Road, which connects directly with Wellington Road (A956) at the Souter Head Roundabout.



DESCRIPTION

The subjects comprise two detached industrial units with a tarmacadam yard area.

The larger unit, Building 1, is of steel portal frame construction with brickwork to dado height and profile metal cladding externally under a dual pitched metal roof. Internally, the property provides warehouse space plus a mezzanine with an adjoining single-storey office block which provides office and amenity accommodation. Vehicular access is provided by three level access doors. The unit benefits from an eaves height of 5.06m rising to 7.62m at the apex. Externally, the unit benefits from a tarmacadam yard and a parking area to the north elevation which can accommodate 19 cars.

The smaller unit, Building 2, is of steel portal frame construction with blockwork to dado height and profile metal cladding externally under a dual pitched metal roof. Internally, the property provides warehouse space with an adjoining single-storey office block which provides office and amenity accommodation. In addition, there is a mezzanine. Vehicular access is provided by two level access doors. The unit benefits from an eaves height of 6.11m rising to 7.28m at the apex. Externally, the property benefits from a tarmacadam yard and a parking area to the north elevation which can accommodate 12 parking spaces.



ACCOMMODATION

Building 1	SQ M	SQ FT
Warehouse	1,998.91	21,419
Office	301.06	3,241
Mezzanine	603.83	6,500
Total GIA	2,290.97	24,660
Total GIA incl Mezzanine	2,894.80	31,160

Building 2	SQ M	SQ FT
Warehouse	484.91	5,220
Office	115.09	1,239
Mezzanine	98.01	1,055
Total GIA	600.00	6,458
Total GIA incl Mezzanine	698.01	7,513

Total Gross Internal Area of 31,118 sq ft plus 7,555 sq ft of mezzanine.

Approximate Site Area: 2.97 acres.

TENANCY

Building 1 is vacant.

Building 2 is let to Pegasus Express Limited until 31 January 2027 at a passing rent of £42,000 p.a.. The property is let on a full repairing and insuring lease, subject to a Schedule of Condition.

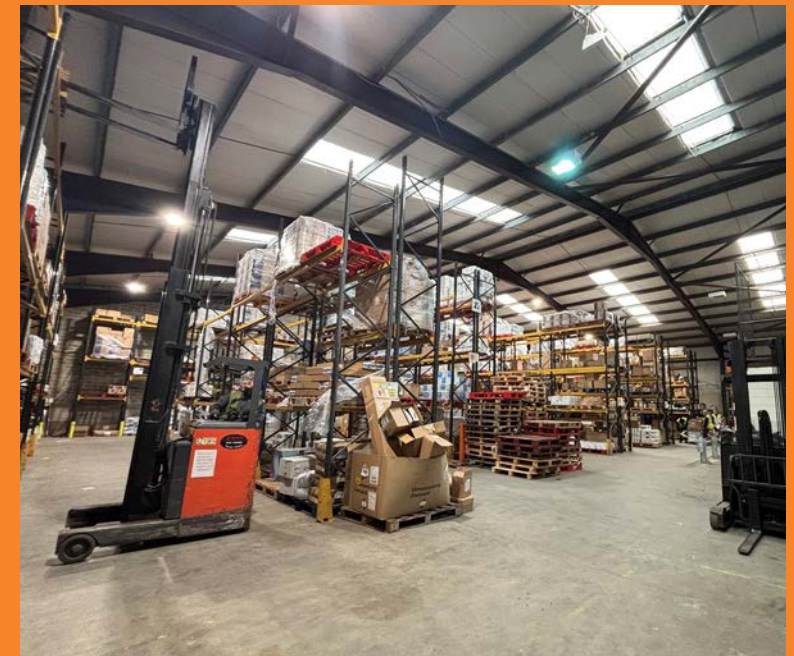
TENURE

The property is held by way of a long leasehold interest from London & Cambridge Properties until 29th June 2105, providing approximately 80 years unexpired, at a passing rent of £81,000 per annum. The lease is subject to 5 yearly rent reviews to open market rental value on an upwards and downwards basis. The 26 May 2025 rent review is currently outstanding.

RATEABLE VALUE

The Scottish Assessors Website (www.saa.gov.uk) confirms that the subject properties have the below rateable values:

Property	Rateable Value
Building 1	£144,000
Building 2	£54,000



ENERGY PERFORMANCE CERTIFICATES

Copies of the energy performance certificates are available upon request.

VAT

We understand the property is elected for VAT.

LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred.

ANTI-MONEY LAUNDERING

Under both HMRC and RICS guidance as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

PRICE

Offers are sought in excess of £450,000 (Four Hundred and Fifty Thousand Pounds) exclusive of VAT for our client's Long Leasehold interest.

FURTHER INFORMATION

Interested parties are advised to note interest with the selling agents. Viewings are by appointment only. For additional information please contact:

Leia Lomax
07795 354668
leia.lomax@galbraithgroup.com

Jamie Addison-Scott
07824 435 094
jamie.addison-scott@galbraithgroup.com

Galbraith
18 George Street,
Edinburgh
EH2 2PF
galbraithgroup.com



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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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