

Ryden

TO LET

**MODERN INDUSTRIAL UNIT WITH
OFFICE**
116.79 SQ M (1,257 SQ FT)

100% RATES RELIEF AVAILABLE



UNIT 9
BRAEHEAD CENTRE
BLACKNESS AVENUE
ALTENS
ABERDEEN
AB12 3PG

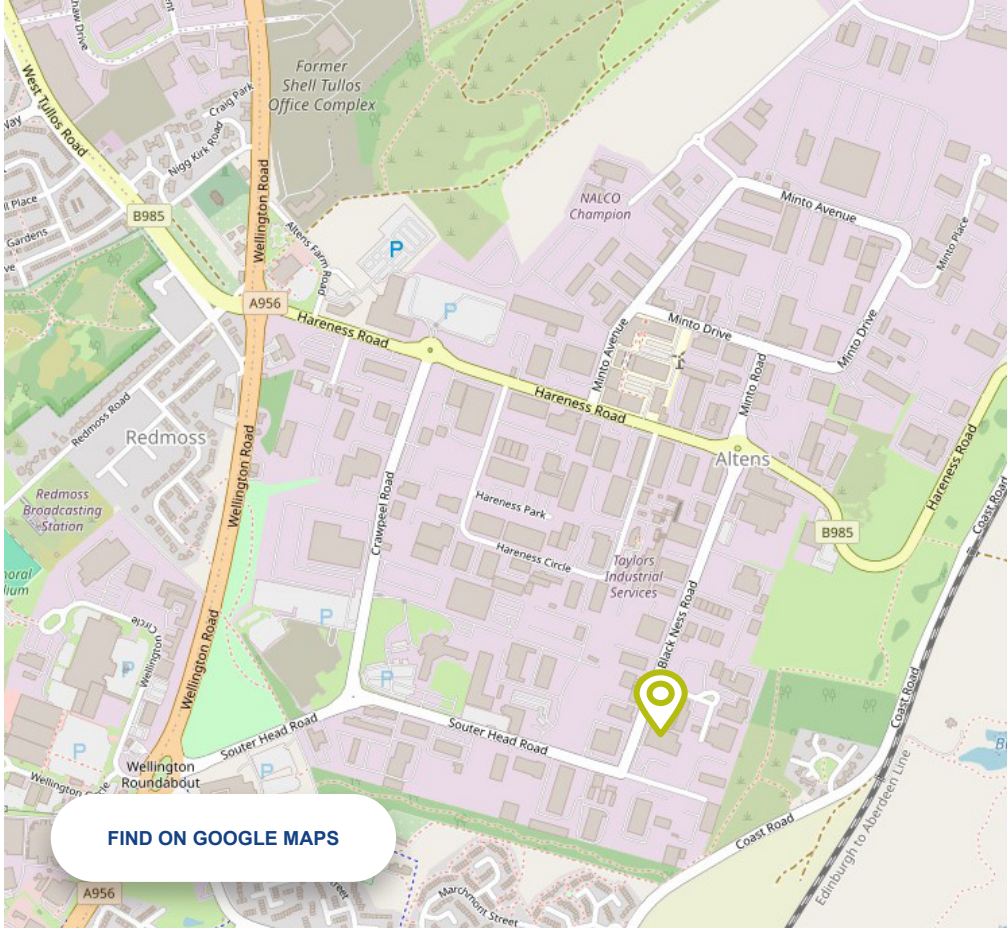
**EASY ACCESS TO THE CITY
VIA WELLINGTON ROAD**

**TO THE SOUTH OF
ABERDEEN CITY CENTRE**

VEHICULAR ACCESS

AVAILABLE IMMEDIATELY

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



FIND ON GOOGLE MAPS

THE DEVELOPMENT PROVIDES EASY ACCESS TO THE CITY VIA WELLINGTON ROAD TO THE SOUTH OF THE CITY CENTRE



LOCATION

The property is located within a modern industrial development comprising 12 units known as the Braehead Centre on the eastern side of Blackness Avenue within Altens Industrial Estate, situated to the south of Aberdeen City Centre.

The development provides easy access to the City via Wellington Road and to the south of Aberdeen City Centre.

Occupiers within the estate include; 2Stabilise, NXG Group, Muller, CLR Sales and IT Sameday.

DESCRIPTION

The subjects comprise a modern industrial unit of steel portal frame construction clad in profile metal sheeting with pitched roofs, incorporating translucent panels for natural light. The unit has aluminium framed double-glazed windows at the front of the premises and internally the unit comprises workshop and office accommodation with a toilet.

Vehicular access is provided to the unit via an electrically operated up-and-over steel roller shutter door measuring 4 metres in width and 4 metres in height. The eaves height of the building is 5 metres.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived: -

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	101.63	1,094
OFFICE & STAFF WELFARE	15.16	163
TOTAL	116.79	1,257

RENT

Upon application.

LEASE TERMS

Our clients are seeking to lease the premises on new Full Repairing and Insuring terms for a period to be agreed.

Any medium/long-term leases will provide for upward only rent reviews at periodic intervals.

EPC

The subjects have an EPC Rating of C.

A copy of the EPC and Recommendation Report can be provided upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £10,250 effective from 1 April 2023.

Any prospective tenant will benefit from **100% Rates Relief** if qualifying for the Small Business Bonus Scheme (SBBS).

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.

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.

ENTRY

Immediate, upon conclusion of legal missives.

GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden

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 identifying 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 the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. July 2025



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