

Industrial

B1 Unit 9 | Southerhead Industrial Estate

📍 Souther Head Road, Altens, Aberdeen, Aberdeenshire, AB12 3LF

B1 Unit 9 | 2,374 sq ft

Currently scheduled for refurbishment, this unit would be ideal as a trade counter. Within the unit is a separate office space with windows to provide natural light, W/C facilities and a small tea prep area. This unit benefits from Fresh Start rates relief, meaning there may be a 100% business rates discount in your first year.

Lease Type	New
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✔ Unit Summary


- Refurbished Unit
- Ample car parking
- Roller shutter door
- 3 phase power
- Yard space
- Office areas
- WC facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£26,114.00	£11.00
Rates	£9,954.00	£4.19
Maintenance Charge	£2,611.40	£1.10
Insurance	£224.30	£0.09
Total Cost	£38,903.70	£16.39

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Well located site with good road and rail connections



Road

The site has excellent road access being only 2 miles from the A90 which is the main arterial road to Edinburgh and Glasgow



Airport

Aberdeen 7.7m



Rail

Aberdeen 2.5m, Portlethen 3.7m, Dyce 7.8m

Additional Information

Planning Class	B2
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information.
Viewings	All viewing requests can be made directly with Industrials by calling 0800 1 22 3330.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	available on request

Key Contacts



Industrials Asset Manager

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