

DM HALL

For Sale INDUSTRIAL

**Unit 7 Commerce
Centre,
Aberdeen,
AB12 3LF**

- Unique opportunity, suitable for owner occupiers or investors
- Excellent access to the A90 dual carriageway north and south
- Dedicated car parking and concrete yard
- Price: £350,000 (Heritable / Freehold Interest)

**666.39 SQ M
(7,172 SQ FT)**



Property Details

LOCATION

Altens Industrial Estate is an established and strategically positioned commercial location within the City of Aberdeen, benefiting from immediate access onto the A90 dual carriageway, providing direct routes north to Aberdeen City Centre (approximately 3 miles) and south to Dundee (approximately 65 miles).

The Commerce Centre occupies a central position within Altens Industrial Estate, surrounded by a range of regional and international occupiers including Peterson (United Kingdom) Ltd, Weatherford, and ASCO.

 [Map Link](#)

DESCRIPTION

Unit 7 Commerce Centre comprises a modern detached industrial unit of steel portal frame construction with blockwork dado walls and profile metal cladding above, under a pitched roof incorporating translucent roof panels.

Internally, the accommodation provides a clear-span workshop together with office and ancillary staff accommodation arranged over ground and first floors.

Externally, the property benefits from dedicated car parking to the front elevation and a secure concrete yard to the rear.

Specification includes:

- Approx. 6m wall head height
- High bay lighting
- Electric roller shutter door (approx. 5m wide x 5.5m high)
- Three-phase power supply
- 6 dedicated car parking spaces
- Gas supplied workshop heater

 [Digital Tour](#)

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Regulated by
RICS

ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Workshop	484.39 sq m	(5,214 sq ft)
Offices & Ancillary	182.00 sq m	(1,959 sq ft)
Total	666.39 sq m	(7,172 sq ft)
Mezzanine	40.20 sq m	(433 sq ft)

The property benefits from an external yard which extends to approximately 334.16 sq m (3,597sq ft) to thereby. The total site is approximately 0.27 acres.

SERVICES

The property is served with mains electricity (including three-phase), gas and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

E [80]. Full documentation is available upon request.

NON-DOMESTIC RATES

The property currently forms part of a larger demise and will require to be re-assessed.

Indicative figures can be provided on request.

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.



PRICE

Our clients are seeking a price of £350,000 for their heritable (freehold) interest in the property.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing Purchaser will be responsible for their own legal costs. Any ingoing tenant will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall LLP are legally required to complete due diligence on purchasers. Once an offer has been accepted, the prospective purchaser will be required to provide, as a minimum, proof of identity, proof of residence, and proof of funds before the transaction can proceed.

Make an enquiry

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