

DM HALL

For Sale

INDUSTRIAL

**Unit 6 Commerce
Centre,
Aberdeen,
AB12 3LF**

- Unique opportunity, suitable for owner occupiers or investors
- Excellent access to the A90 dual carriageway north and south
- In situ 5 tonne overhead traveling crane
- Price: £300,000 (Heritable / Freehold Interest)

**591.71 SQM
(6,369 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 6 Commerce Centre comprises a modern end-terraced 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. 5.75m wall head height
- High bay lighting
- Electric roller shutter door (approx 5m wide x 5.25 m high)
- Three-phase power supply
- 5-tonne overhead travelling crane
- 6 dedicated car parking spaces

 [Digital Tour](#)



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	354.07 sq m	(3,811 sq ft)
Offices & Ancillary	237.64 sq m	(2,558 sq ft)
Total	591.71 sq m	(6,369 sq ft)

The property benefits from an external yard which extends to approximately 294.52 sq m (3,170 sq ft) to thereby. The total site is approximately 0.23 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

B [28]. Full documentation is available upon request.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value's of:

£27,000
£13,250

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 £300,000 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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