

Lot 63, Ness Point (Southstar and Southview), Blackness Road, Aberdeen, AB12 3LH

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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Property Information

Long Leasehold Office Investment

- Situated in the heart of Altens Industrial Estate
- Comprehensively Refurbished Office
- Fully let until December 2025
- 102 car parking spaces
- Located within the Energy Transition Zone area
- Neighbouring occupiers include Scania, Arco and Recycle Scotland

Lot

63

Auction

21st September 2023

Rent

£65,000 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles 3 miles south of Aberdeen City Centre, 63 miles north-east of Dundee

Roads A956, A90

Rail Aberdeen Railway Station

Air Aberdeen International Airport

Situation

Blackness Road is in Altens Industrial Estate, one of Aberdeen's most established industrial areas, 3 miles south of the City Centre, Altens is also located adjacent to the new Aberdeen South Harbour Extension and is part of the Energy Transition Zone. The estate is accessed from Wellington Road (A956), which leads to Aberdeen City Centre, Aberdeen railway station and the A90/M90 together with the AWPR linking the south, west and north of the City. Located on the western side of Blackness Road, the property is accessed via Souterhead Road or Hareness Road. Neighbouring occupiers include Scania, Redpath Tyres, Wolseley, Arco and Tool Station.

Tenure

Long Leasehold. The subjects are held on a ground lease expiring on 28th November 2107 at a passing rent of £43,500 p.a. Rent reviews are every 5 years with the November 2022 rent review outstanding.

Description

Comprehensively refurbished three storey office fronting onto Blackness Road with warehouse accommodation to the rear. There are 18 car parking spaces to the front of the property and a large number of car spaces to the rear although this area has been used as yard space most recently.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Building	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent
Southstar	Ground floor	Industrial Office (GIA)	656 sq m	(7,061 sq ft)	NXG DRILLING SERVICES LIMITED (1)	Five years from 16/12/2020 to 15/12/2025 on FRI Terms	£65,000 p.a.x.
Southview	Reception	Reception	330 sq m	(3,552 sq ft)			
	Ground	Office	31.7 sq m	(341 sq ft)			
	First	Office	265.3 sq m	(2,856 sq ft)			
	Second	Office	295.9 sq m	(3,185 sq ft)			
			299.1 sq m	(3,219 sq ft)			
TOTAL			1,877.64 sq m	20,214 sq ft			£65,000

(1) NXG Drilling Services Limited and is part of NXG Group. NXG was formed in 2017, forged from the amalgamation of several businesses incorporating expertise in engineering, technology and drilling services to move towards providing the Next Generation of drilling technologies for the energy sector. The companies European bases also include operations in the Middle East, Asia Pacific and Latin America (Source: www.nxg-group.com 01/09/2023). For the year to 31/12/2021 NXG Drilling Services Limited reported a net worth of £3,378,133(Source: Contego 01/09/2023)

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September 2020