

Lot 23, Atlantic House, Commerce Street, Aberdeen,
Scotland AB11 5FE

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



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Property Information

Heritable Industrial and Office Investment

- Substantial Warehouse and Office Building with On Site Car Parking
- Close to City Centre, Aberdeen Harbour and Railway and Bus Stations
- Industrial Location with positive levels of Occupancy
- Neighbouring occupiers include Kenway Tyres, MKM Building supplies and Brandon Hire Station, together with a mix of office, workshop and café occupiers

Lot

23

Auction

2nd November 2023

Rent

£109,543 per Annum Exclusive

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

On Behalf of Administrators

Location

Miles

67 miles north-east of Dundee

Roads

A90, A96

Rail

Aberdeen Railway Station (Mainline and Scotrail) (0.5 miles west)

Air

Aberdeen International Airport (6.5 miles west)

Situation

The property is situated on the west side of Commerce Street, midway between the A956 and Regent Quay and close to Aberdeen Harbour. It has direct access onto the A956, which in turn provides access to A92 South. Atlantic House is within walking distance of the city centre and all its amenities including the bus and rail stations, Union Square shopping and leisure centre and to the east Beach Boulevard Retail Park.

Tenure

Heritable. (Scottish Equivalent of English Freehold)

Description

The property comprises a substantial warehouse, currently subdivided to provide for two warehouses, both with a roller shutter door, together with office accommodation on the part ground, first and second floors.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
East Warehouse	Ground First	Warehouse Office	189.60 315.00	(2,040) (3,390)	TGT OILFIELD SERVICES UK LTD	1 year from 01/03/2023	£63,000
West Warehouse	Ground	Warehouse	387.50	(4,171)	FFOLKES OFFSHORE LTD	5 years from 13/11/2017 (Holding Over)	£30,000
Suite 1	Ground	Office	39.90	(430)	VIKING TRANSFERS	3 years from 01/01/2019 (Holding Over)	£5,756.64
Suite 2	Ground	Office	50.60	(544)	FFOLKES OFFSHIRE LTD	6 months from 01/01/2023 (Holding Over)	£8,000
Kitchen	Ground	Ancillary	28.40	(305)	(1)		
2nd Floor Office	Second	Office	73.40	(790)	RESTRATA	5 years from 13/12/2022	£2,787
Additional Store	First	Storage	25.73	(277)	(2)		
Total Approximate Floor Area			1,110.13	(11,947)			£109,543.64

(1) The ground floor kitchen/staff room is shared 63% to Ffolkes Offshore Ltd and 37% to Viking Transfers.

(2) The first floor store is a common area for IT, servers, CCTV and other utilities.

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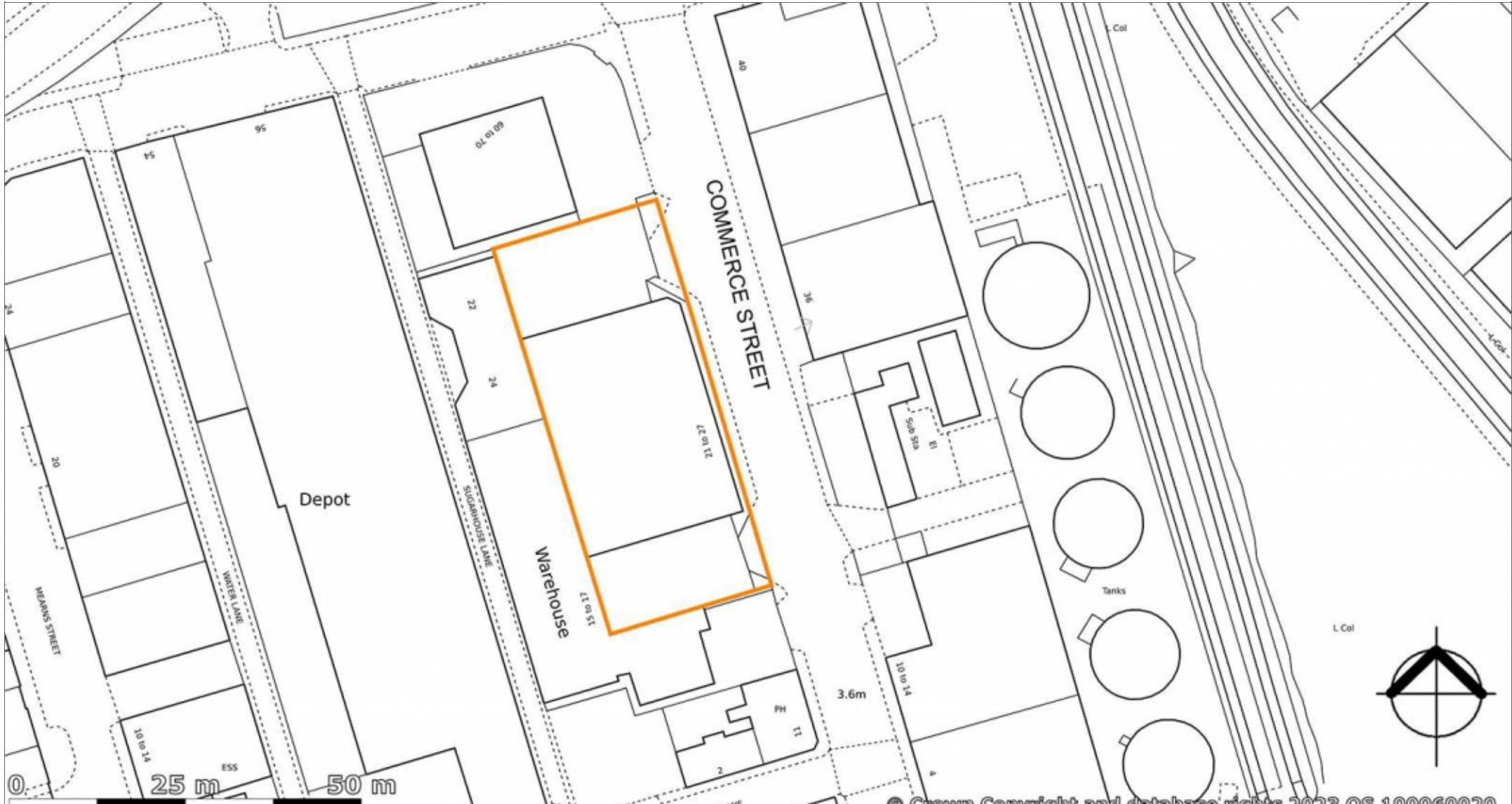
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