



# FOR SALE

## Industrial Investment

Passing rental : £137,325pa

Gross Internal area :  
1,241.66sqm (13,365sqft)

Yard : 3,147sqm (33,874sqft)

Let to Scania (Great Britain)  
Limited

Site subject to ground lease

Price : Offers in  
excess of £675,000



FIND ON GOOGLE MAPS

**SCANIA, BLACKNESS ROAD, ALTENS INDUSTRIAL ESTATE,  
ABERDEEN, AB12 3LH**

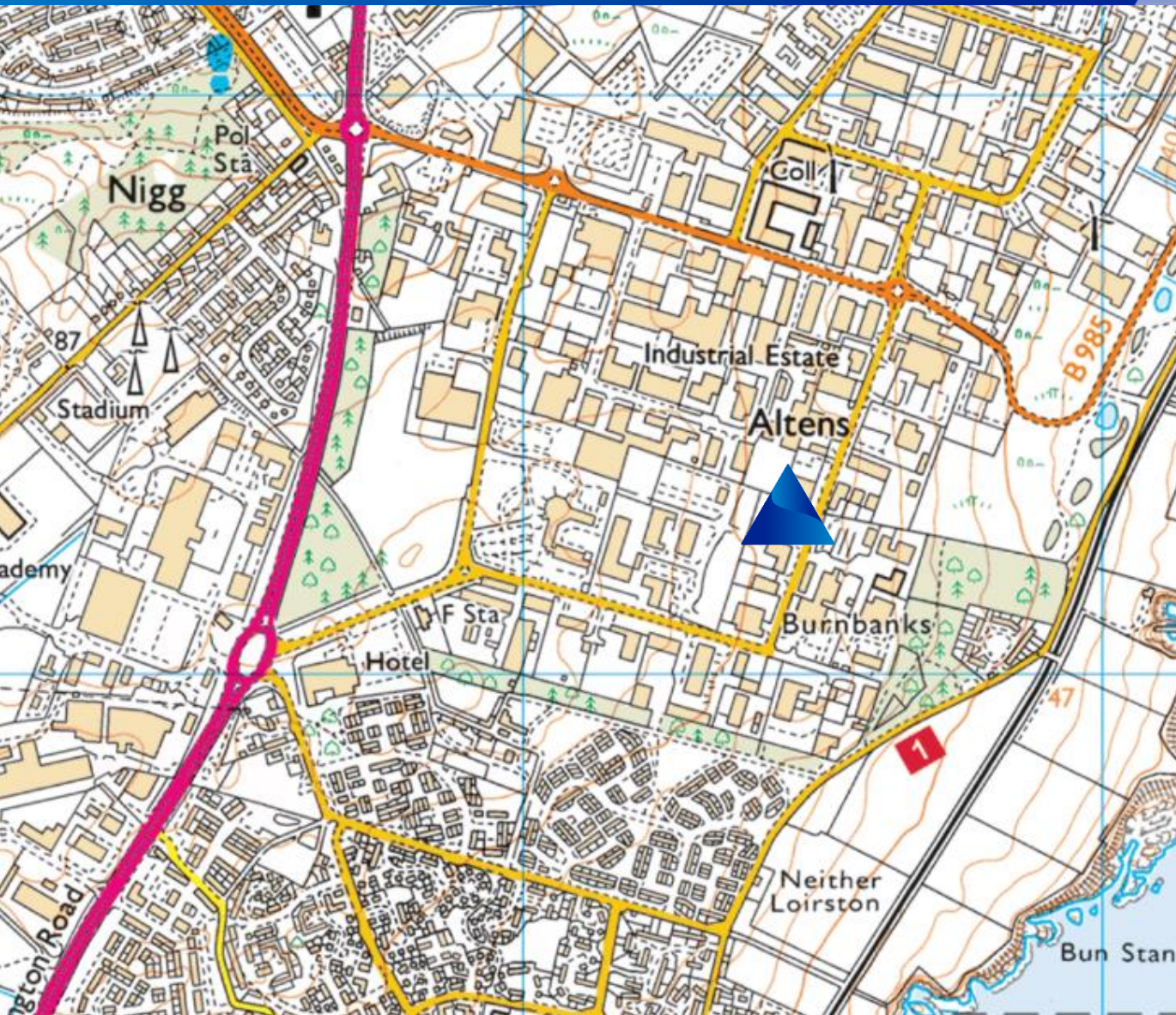
Chris Grinyer | c.grinyer@shepherd.co.uk | 01224 202 815  
James Morrison | j.morrison@shepherd.co.uk | 01224 202 836





## Location

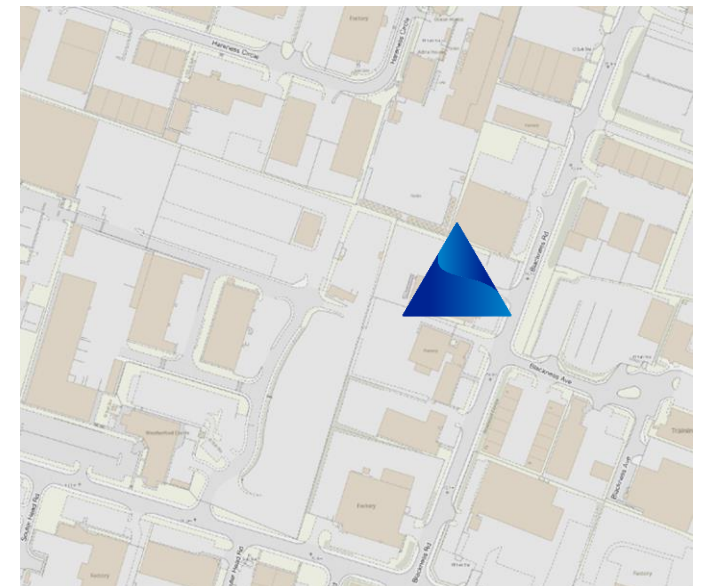
SCANIA, BLACKNESS ROAD, ALTENS  
INDUSTRIAL ESTATE, ABERDEEN, AB12 3LH



The property is situated within Aberdeen, Scotland's third largest City with a population in excess of 220,000 people within the Altens Industrial Estate which is situated approximately 2 miles south of Aberdeen City Centre.

The subjects themselves are located on the West side of Blackness Road which is one of the main arterial roads within the Altens Industrial Estate and benefits from direct access to Wellington Road which links to the A90 and the AWPR.

Surrounding commercial occupiers in Arco, Weatherford, AJT Engineering and Greig Engineering.



Investment within prime industrial location



## Description

SCANIA, BLACKNESS ROAD, ALTENS  
INDUSTRIAL ESTATE, ABERDEEN, AB12 3LH



The subjects comprise of a detached industrial unit with yard which is of a steel portal frame construction with a pitched insulated roof incorporating translucent roof panels which was replaced by the tenant in 2021. The walls to the front office section are brickwork with the workshops being rendered blockwork to dado height and clad thereafter.

Internally, the property is laid out to provide a reception, offices and staff facilities at ground and first floor at the front of the building with the rear being utilised as workshops.

The reception and office areas have a mixture of vinyl and carpet finishes with the walls being plasterboard and a suspended tile ceiling incorporating light fittings. Natural light is provided by way of a number of double glazed units which are a mixture of aluminium and PVC.

The workshop has a concrete floor with the walls and ceilings to the inside face of the cladding and blockwork. Lighting is provided by way of high bay LED fittings. A number of inspection pits have been installed with there being 7 up and over access doors measuring approx. 5M wide by 4.88M. The eaves height is 5.12M.

Externally, there is a yard, bounded by a palisade fence which has been laid in a mixture of concrete and hardcore with car parking to the front of the unit providing 17 spaces.



# Lease Terms & Covenant

SCANIA, BLACKNESS ROAD, ALTENS  
INDUSTRIAL ESTATE, ABERDEEN, AB12 3LH



## Lease Terms

The subjects are currently let to Scania (Great Britain) Limited (00831017) expiring 31<sup>st</sup> January 2030 on full repairing and insuring terms.

The current passing rental is £137,325pa. The rent shall be reduced for 1 year from 1<sup>st</sup> February 2025 to £114,437.50pa and the landlord will top up the rent for this year.

There is a tenant only break option on 1<sup>st</sup> February 2028 and if the break option is not exercised, the rent shall reduce for 1 year to £125,881.25pa.

Full lease documentation can be made available upon request.

## Covenant Information

Scania was founded in 1891 and is a global company offering in more than 100 countries and is one of the leading manufacturer of trucks and buses.

Scania currently have approx. 49,000 employees worldwide with the goal of being the most sustainable HGV company in the world by their acceleration of the electrification of their product base.

A summary of the last 3 years accounts is shown below:

	31/12/2022	31/12/2021	31/12/2020
Turnover	£1,097,449,000	£865,525,000	£857,344,000
Pre-Tax Profit	£130,408,000	£85,897,000	£53,627,000
<b>Total Net Worth</b>	<b>£162,993,000</b>	<b>£124,597,000</b>	<b>£78,252,000</b>



## Accommodation

The subjects have been measured on a gross internal area basis and provide the following accommodation.

Accommodation	m <sup>2</sup>	Ft <sup>2</sup>
<b>Ground Floor</b> Reception, office & staff areas	168.93	1,818
<b>First Floor</b> Office & staff areas	120.77	1,300
<b>Workshop</b>	951.96	10,247
<b>TOTAL</b>	<b>1,241.66</b>	<b>13,365</b>

The yard has been measured using online mapping software.

Accommodation	m <sup>2</sup>	Ft <sup>2</sup>
<b>Yard</b>	3,147	33,874

## Price

Offers in excess of £675,000 are invited which reflects a net initial yield of 12.60% after allowing for purchasers costs and deducting ground lease payments.

## Ground Lease

The subjects are held by way of a ground lease at a passing rental of £47,975pa which commenced on the 14<sup>th</sup> October 1982 and expires 28<sup>th</sup> November 2107

Full ground lease documentation can be provided to interested parties upon request.

## Rating

The subjects are entered in the valuation roll at a Rateable Value of £114,000.

## EPC

The subjects have an EPC rating of B and further information can be provided upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

The cost of obtaining the ground leaseholders consent shall be split equally between both parties.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**James Morrison**

[j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)



**Chris Grinyer**

[c.grinyer@shepherd.co.uk](mailto:c.grinyer@shepherd.co.uk)

**Shepherd Chartered Surveyors**

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 20280



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](http://shepherd.co.uk)