

**TO LET /
MAY SELL**

**Commercial
Development Land**

Approx. 8.3 acres

Located in close proximity to
Aberdeen South Harbour

Located within the Energy
Transition Zone

Rental – offers invited

Price – offers invited



WHAT 3 WORDS

**HARENESS ROAD, ALTENS INDUSTRIAL ESTATE,
ABERDEEN AB12 3LE**

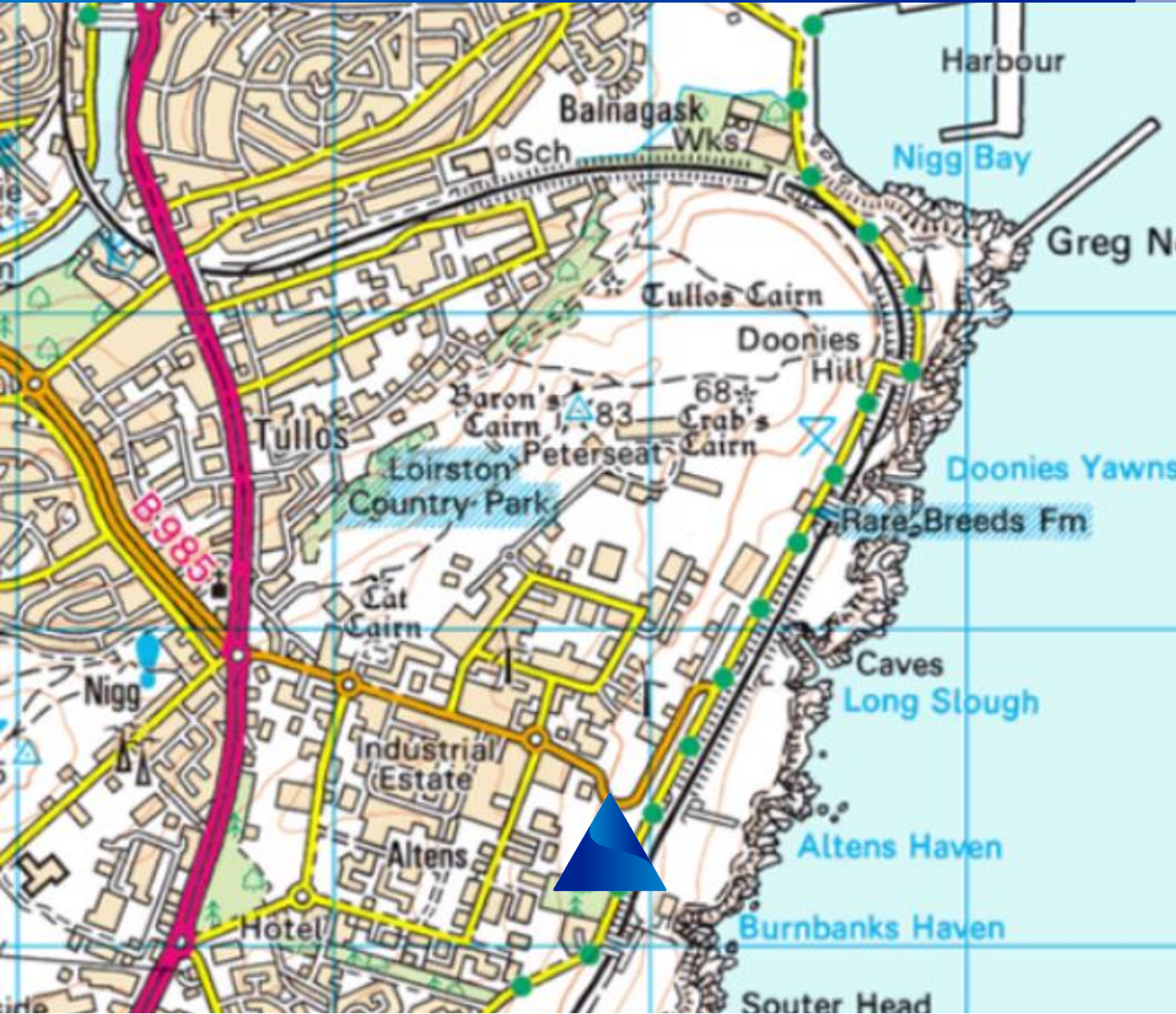
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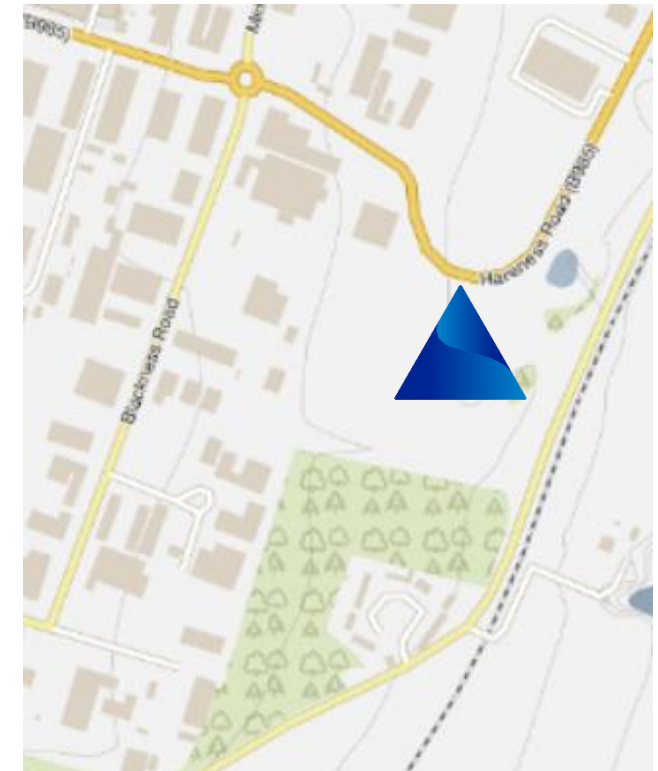


Location

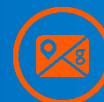
HARENESS ROAD, ALTENS INDUSTRIAL ESTATE, ABERDEEN AB12 3LE



The site is located on the south corner of Hareness Road within the Altens Industrial Estate, one of Aberdeen's main industrial locations just a short distance from Aberdeen South Harbour and the AWPR.



Commercial Development Land
within Altens Industrial Estate



FIND ON GOOGLE MAPS



Description

The site comprises of an undeveloped area of ground located within a prominent corner position on Hareness Road measuring approx. 8.3 acres.

Planning

The site is currently zoned within the 2023 Local Development Plan as Business & Industry (B1) and interested parties should make their own enquiries with the local planning authority as to their proposed use.



Energy Transition Zone

The site sits within the the Energy Transition Zone (ETZ) which comprises approximately 250 hectares includes Altens & Tullos Industrial Estates along with the South Harbour and adjacent land will be the catalyst for offshore renewables, production of hydrogen and CO2 storage in order to move to a net zero objective.

Further information can be found at etzltd.com

Price / Rental

Offers are invited for a purchase or rental of the site.

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 ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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.

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