



TO LET

INDUSTRIAL PREMISES

Within popular industrial estate

In close proximity to AWPR

Size – 532.71 sqm (5,734 sqft)

Rental - £40,000pa

Located within the Energy Transition Zone

VIRTUAL TOUR 

**UNIT 1E, HARENESS CIRCLE, ALTENS INDUSTRIAL ESTATE,
ABERDEEN, AB12 3LY**

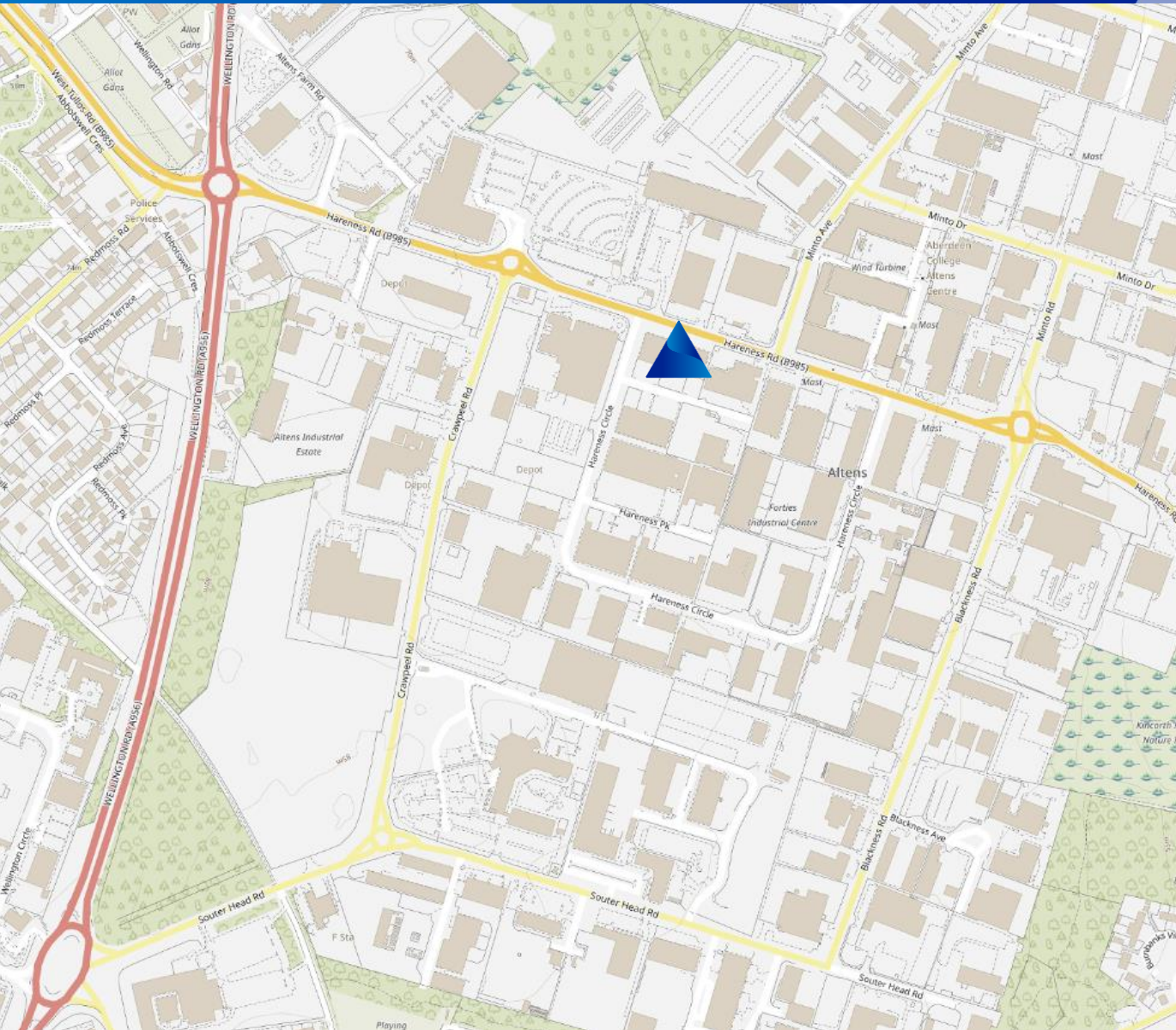
CONTACT: James Morrison | james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

UNIT 1E, HARENESS CIRCLE, ALTENS INDUSTRIAL ESTATE, ABERDEEN



The subjects are located within the Altens Industrial Estate on the east side of Hareness Circle just a short distance from its junction with Hareness Road.

Altens Industrial Estate is one of the main industrial locations within the city and the estate has been enhanced due to the easy access to the Aberdeen Western Peripheral Route providing access to the north of the City via the Charleston Interchange and the A90 to the south. Aberdeen International Airport can be found approx. 10 miles to the north west with the city centre being approx. 3 miles to the north.



End-Terrace Industrial Unit within Popular Industrial Estate



FIND ON GOOGLE MAPS



Description

UNIT 1E, HARENESS CIRCLE, ALTENS INDUSTRIAL ESTATE, ABERDEEN



The unit comprises an end-terrace warehouse with office and yard/car parking to the front. The building is of steel portal frame construction under a pitched roof with blockwork walls to dado height and metal cladding above.

Access to the warehouse is provided via an electric roller shutter door to the front, as well as a separate pedestrian access door directly into the reception area.

Internally, at ground floor level, the reception/office has painted plasterboard walls with a suspended acoustic ceiling incorporating LED light fittings. The flooring is concrete and overlaid in vinyl. A single accessible WC is located within this area.

The warehouse has a painted concrete floor with the walls and ceilings to the inside face of the blockwork and cladding. Male and female toilets are located off the main warehouse area of the property.

Access to the mezzanine is via a fixed metal stair which accommodates an office along with a kitchen area.

The unit has an eaves height of approx. 4.68M and benefits from a 3 phase power supply. The yard/car parking, located to the front of the property is surfaced in concrete



Accommodation & Floor Plan

UNIT 1E, HARENESS CIRCLE, ALTENS INDUSTRIAL ESTATE, ABERDEEN



Ground Floor



Mezzanine

| Accommodation | m ² | ft ² |
|----------------------------|----------------|-----------------|
| Warehouse | 396.31 | 4,266 |
| Office & toilets | 68.20 | 734 |
| Mezzanine office & kitchen | 68.20 | 734 |
| TOTAL | 532.71 | 5,734 |

The subjects have been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition

Additional Accommodation

Our clients are due to commence an extensive refurbishment of Unit 1A – 1D which can provide additional accommodation from 5,000sqft to 20,000sqft approximately.

Further details can be made available to interested parties upon request.



Rental & Terms

A rental of £40,000 per annum is sought. Our clients are looking to lease the premises for a negotiable period with any medium to long term lease durations being subject to upward only rent review provisions

Energy Performance Certificate

The subjects have an EPC Rating of E.

Energy Transition Zone

The site sits within the Energy Transition Zone (ETZ) which comprises approximately 250 hectares includes Altens & Tullos Industrial Estates along with the South Harbour and 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

Rating Assessment

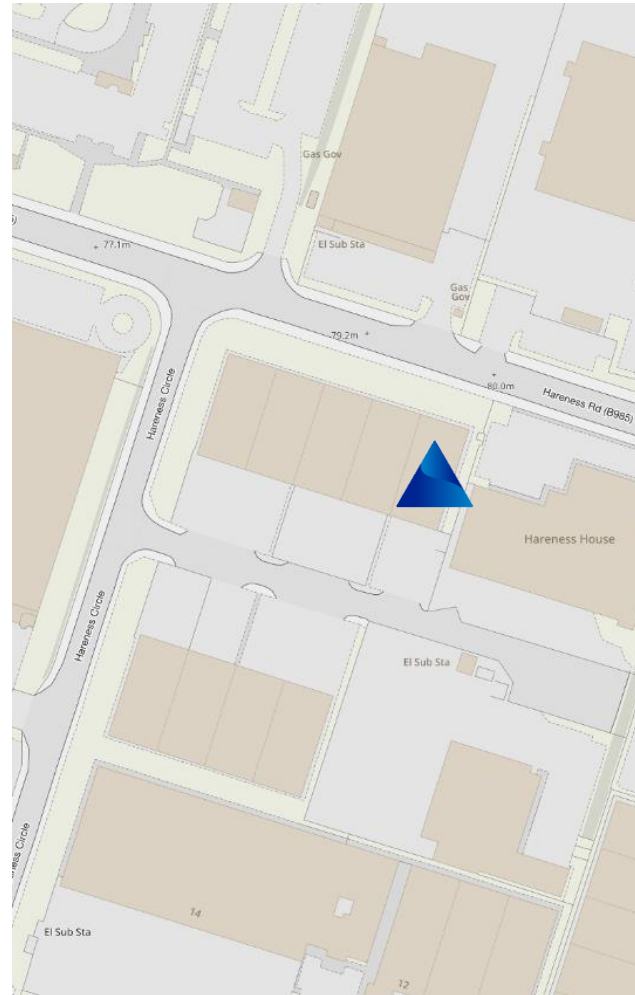
The subjects are currently entered into the Valuation Roll at a Rateable Value of £34,750 Any new occupier would have the ability to appeal against the figure.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any registration dues, LBTT, etc.

Entry Date

Upon conclusion of legal missives.



Get in Touch

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



James Morrison

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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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