



**VIDEO
TOUR**

REFURBISHED INDUSTRIAL UNIT WITH OFFICES

- > GROSS INTERNAL AREA –
236.44 SQM (2,545 SQFT)
- > RENTAL - £19,000 PER ANNUM
- > WITHIN POPULAR INDUSTRIAL
ESTATE
- > END TERRACED UNIT

TO LET

UNIT 8 ALTENS TRADE CENTRE, HARENESS CIRCLE, ALTENS, ABERDEEN, AB12 3LY

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LOCATION

The subjects are located within an established industrial estate within the Altens area of Aberdeen. The estate is located within close proximity to Hareness Road and the A956 connecting Aberdeen with the south, with the City Centre located two miles to the north.

The AWPR Charleston Interchange is located just a short distance from the property which provides rapid access to the north of Aberdeen.

Commercial Occupiers within the nearby vicinity include Expro, Taylors Industrial Services and Peterson Freight Management...

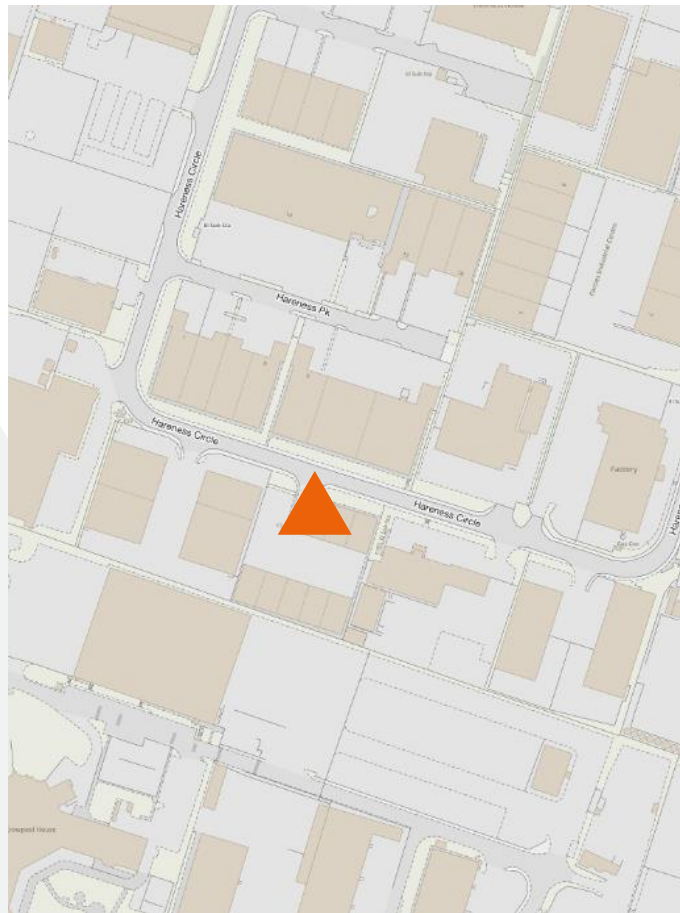
DESCRIPTION

The subjects comprise of an end terraced industrial unit located within Altens Trade Centre and are laid out to provide office and warehouse accommodation with associated staff welfare areas.

The property is of a steel portal frame construction with a pitched roof over incorporating translucent roof panels. Access is via a pedestrian or roller shutter door.

Internally, within the warehouse the flooring is painted concrete with the walls being painted blockwork to dado height and to the inside face of the cladding thereafter. Artificial lighting is provided via LED fitments.

The office flooring is laminate with the walls and ceilings being painted with lighting provided by a mixture of fluorescent strip and LED fitments.



ACCOMMODATION

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
Warehouse	165.50	1,781
Offices, kitchen, WC	70.94	764
Total	236.44	2,545

SERVICES

Mains electricity, water and drainage are installed.

Three Phase Power.

Electric heating has been installed in offices.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £18,000pa.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

VAT

All figures quoted are exclusive of Value Added Tax.

RENTAL

£19,000 per annum, exclusive.

ENERGY PERFORMANCE CERTIFICATE

EPC available upon request.

ENTRY

Immediately upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

OFFERS & VIEWINGS

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis



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

Shepherd Chartered Surveyors | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

James Morrison james.morrison@shepherd.co.uk | 01224 202 836

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