

TO LET

BLOCK ONE Units A - E

Hareness Circle | Altens Industrial Estate
Aberdeen | AB12 3LY

- » Comprehensively refurbished to a high standard
- » Space from 5,168sqft – 26,531sqft
- » Can be let in whole or in part
- » Located within the Energy Transition Zone
- » Building is included within Investment Zone





Location

The subjects are located within the Altens Industrial Estate on the east side of Hareness Circle at its western 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.

The subjects are also located just a short distance from Aberdeen South Harbour which was completed in August 2023 at a cost of £420M and offers 2,800 meters of deep water berths, ultra heavy lift capacity of 140 tonnes / square metre and more than 692,000 square meters of laydown space.

Major commercial occupiers within the estate include ETZ, Wood, Peterson, Weatherford and William Wilson.



Description

The subjects comprises of a detached terrace of industrial units located on a prominent corner position which have been extensively refurbished and can be let as a whole or in part.

The units benefit from the following specification:

Warehouse

- » Painted steel portal frame construction
- » Concrete floor with Silkafloor smooth epoxy floor covering
- » Painted blockwork walls to dado height with insulated cladding thereafter
- » Overclad externally with Euroclad Open 200 Range
- » Eaves height – 5.5M
- » New electric roller shutter doors measuring 5M high by 4M wide (Units A – D)
- » High Bay LED lighting
- » New Translucent roof panels (Units A – D)
- » Three phase power

Offices

- » New PVC doors and windows (Units A – D)
- » LED lighting
- » New Howdens tea prep area and w.c's (Units A – D)
- » Repainted throughout with Delux Trade (Units A – D)

A detailed specification of the refurbishment works can be provided to interested parties upon request.

Car Parking

The forecourt provides car parking / yard space.



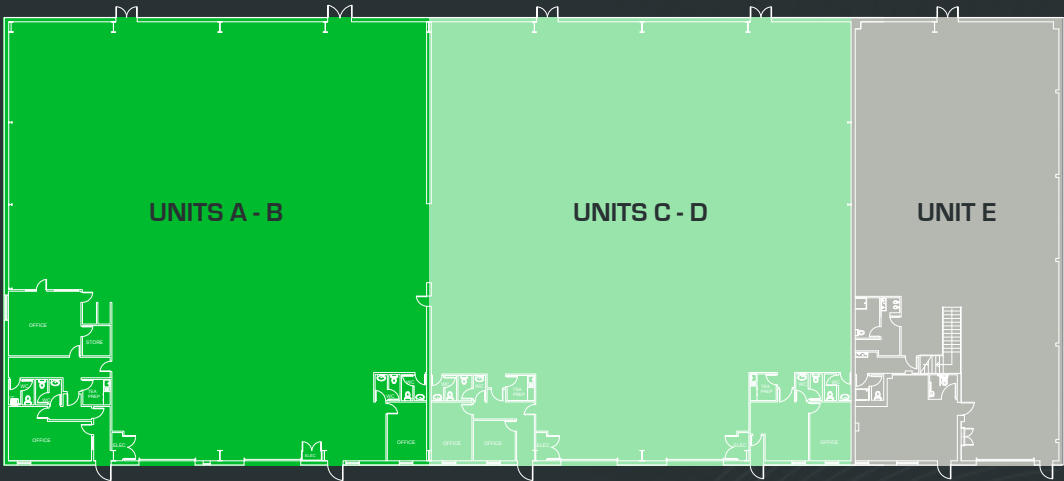
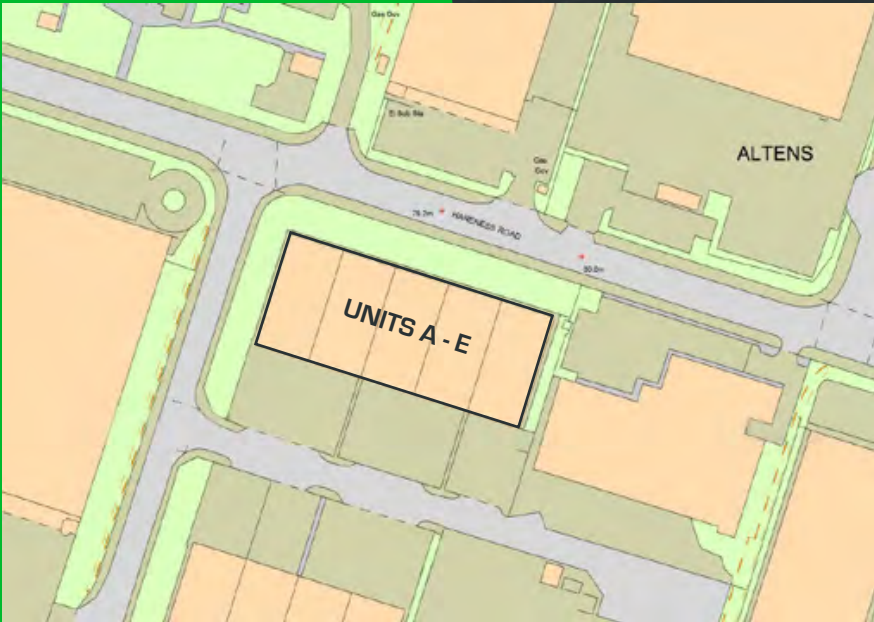


Accommodation

Unit	Description	SQM	SQFT
A - B	Warehouse	821.84	8,846
	Office	109.77	1,182
	Total	931.62	10,028
C - D	Warehouse	836.64	9,006
	Office	93.42	1,006
	Total	930.06	10,012
E	Warehouse	396.31	4,266
	Office	68.20	734
	Mezzanine	68.20	734
	Total	523.71	5,734

The abovementioned areas have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

Alternatively the property could be configured to provide between approximately 5,200 sq ft and 26,600 sq. ft in approximately 5,200 sq ft increments.





Rental

Upon application.

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.

Rating

The subjects are currently entered into the Valuation Roll at the following Rateable Values:

Unit	Rateable Value	Proposed Rateable Value (wef April 26')
A - D	£102,000	£126,000
E	£28,500	£35,250

A - D as can be seen is currently listed as a single entry and as such, will require to be re-assessed upon occupation. Any incoming occupier would have the opportunity to appeal the Rateable Value.

Service Charge

A service charge for the maintenance and up keep of the common areas shall be payable by the tenants. Further details are available upon request.

Energy Performance Certificates

The units have an EPC Rating of A.

[0 - 15]

A





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Energy Transition Zone

The site sits within the Energy Transition Zone (ETZ) which comprises approximately 250 hectares in Altens & Tullos Industrial Estates.

Together with the South Harbour these areas 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.

Investment Zone

The property is included within Aberdeen's Investment Zone. Occupiers of the property may qualify for some or all of the following:

- » Potential for 100% Non-Domestic Rates Relief for up to 5 years
- » Enhanced Capital Allowances on plant and machinery
- » Employer National Insurance Contributions Relief

Further details can be provided upon request.

Further information

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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.

Anti Money Laundering Regulations

Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires agents 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. Vendor/landlords will also require to undertake the same due diligence on purchaser(s)/occupier(s) before a transaction can complete.

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Disclaimer

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