

TO LET

HARENESS PARK, HARENESS CIRCLE,
ALTENS, AB12 3LY

REFURBISHED HIGH QUALITY
TERRACED INDUSTRIAL UNITS

- Popular industrial location in close proximity to the AWPR
- Modern refurbished industrial units
- From 5,678 sq ft to 6,026 sq ft
- Individual secure yard/forecourt
- Available as a whole or individually



HARENESS PARK



LOCATION

Hareness Park occupies a prominent position on Hareness Circle and is situated within Altens Industrial Estate, which is generally regarded as one of the best industrial locations within Aberdeen. The estate is located approximately three miles to the south of the city centre, adjacent to the A956, one of the main arterial routes into Aberdeen from the south. The Park is located approx. 2.5 miles north of the nearest A90 junction and is in very close proximity to the new south harbour development. Nearby occupiers include Maersk oil North Sea UK, Fedex, William Wilson Ltd, Wood, Weatherford and Shell.

ENERGY TRANSITION ZONE (ETZ)

The properties are located within the Energy Transition Zone (ETZ), which has been created to reposition the north east of Scotland as a leading location for a globally integrated energy cluster. Building on the vast infrastructure and labour skills created by the world class oil and gas sector, the ETZ is focusing on the development of green energy technologies, including offshore wind, hydrogen and carbon capture and storage. The initiative is expected to be backed by £16bn worth of investment over the next decade from both private sector companies and the UK and Scottish Governments.

For further information: etztd.com

DESCRIPTION

The units provide modern high quality accommodation benefiting from the following:

- Clear internal eaves height of seven metres
- Three phase power
- Vehicle access via large electric roller shutter doors
- Office and welfare facilities
- Individual secure concrete yards
- Exclusive car parking
- The units are available as a whole or individually.



ACCOMMODATION

We calculate the gross internal floor areas as follows:

	Area sq.m	Area sq.ft
UNIT 2		
Office	75.6	814
Workshop	452	4,869
TOTAL	528	5,693
UNIT 3		
Office	131	1,409
Workshop	425	4,579
TOTAL	556	5,988
UNIT 6		
Office	75	809
Workshop	455	4,869
TOTAL	530	5,678
UNIT 11		
Office	109	1,173
Workshop	450	4,853
TOTAL	559	6,026

ENERGY PERFORMANCE RATING

The units have the following EPC ratings. Full documentation can be provided on request.

Unit 2	TBC
Unit 3	TBC
Unit 6	TBC
Unit 11	TBC

RENT

Upon application.

VAT

All prices quoted in the schedule are exclusive of VAT.

RATEABLE VALUE

The units are entered into the current valuation roll as follows:

Unit 2	£37,750
Unit 3	£36,250
Unit 6	£39,000
Unit 11	£34,500

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.





VIEWINGS & OFFERS

By prior arrangement with the joint letting agents, to whom all formal offers should be submitted in Scottish legal form.

CLAIRE HERRIOT

07967 762286
claire.herriot@savills.com

savills

PAUL RICHARDSON

07789 986 141
paul.richardson@ryden.co.uk

Ryden.co.uk
01224 588866

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