

# UNIT E BLOCK 1 HARENESS CIRCLE ALTENS INDUSTRIAL ESTATE ABERDEEN AB12 3LY



GERALDEVE

## LEASE AVAILABLE

### MODERN INDUSTRIAL UNIT WITH OFFICES & CAR PARKING

460.96 sq m (4,962 sq ft)



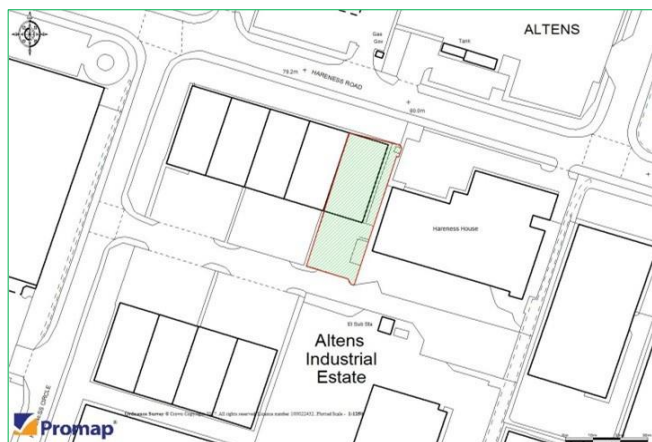
End-terraced warehouse with good quality office accommodation provided

- modern specification throughout
- car parking/yard available to the front
- located within heart of an established industrial location
- prominent position, visible from Hareness Road
- excellent road links, with quick access to City Centre via A956 and A90

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## Location

The property occupies a rectangular shaped site on Hareness Circle within Altens Industrial Estate, with the benefit of good road frontage overlooking Hareness Road. Altens Industrial Estate is regarded as one of the city's most popular and well established industrial and office locations, lying approximately 2 miles south of Aberdeen City centre. The estate is directly accessible, from the A956 Wellington Road which leads north to Aberdeen City Centre, the harbour, Aberdeen train station and the A90/M90.

Surrounding occupiers include a number of multi-nationals including; Shell, Total, Yodel, Global Energy Group together with Muller Wiseman and Plumb Center.

## Description

The subjects comprise a modern end-terraced warehouse with offices and benefits from a yard to the front including car parking. The industrial accommodation provides warehouse space which is of steel frame construction with a pitched roof and blockwork dado walls with metal cladding above.

Lighting is provided by way of suspended fluorescent strip units and the roof also incorporates a number of translucent panels to afford a degree of natural daylighting. The ancillary accommodation is currently arranged to provide a reception, board room and staff welfare facilities including tea prep, over the ground and mezzanine levels.

Access to the warehouse is provided via a roller shutter door to the front, as well as a separate pedestrian access door directly into the reception area. Heating is by means of a combination of a ceiling mounted gas fired industrial blower within the warehouse space and electric radiators within the office space. The subjects have a 3 phase power supply.

The yard, located to the front of the property is surfaced in concrete.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a gross internal area of:

Warehouse	416.66 sqm	(4,485)
Office	44.30 sqm	(477 sq ft)
<b>Total</b>	<b>460.96 sq m</b>	<b>(4,962 sq ft)</b>

## Terms

The subjects are either available by way of a sub-let or assignation, with the current lease due to expire in March 2024. Alternatively there is a tenant break option at 1<sup>st</sup> March 2019, and a new FRI lease may be negotiable. Further details available on request.

## Rateable Value

The subjects are entered in the 2017 Valuation Roll with the following Rateable Value:

Workshop	£37,750
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## EPC

Available upon request

## Viewing

By appointment through sole agents, Gerald Eve LLP

Chris Common  
[ccommon@geraldve.com](mailto:ccommon@geraldve.com)  
 Tel. 0141 227 2365



Conditions under which these particulars are issued

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