

# UNITS A-D, BLOCK 1, HARENESS CIRCLE ALTENS INDUSTRIAL ESTATE ABERDEEN, AB12 3LY

**LEASE AVAILABLE FOR ASSIGNMENT OR SUB-LET  
INDUSTRIAL / TRADE COUNTER ACCOMMODATION**

Up to 1,865 Sq M (20,077 Sq Ft)



- **Semi-detached warehouse building**
- **Capable of sub-division from 5,000 Sq Ft**
- **Ancillary offices / staff accommodation**
- **4 level access doors**
- **Min clearance height 4.6m**
- **Dedicated parking**
- **Surfaced and part secure yard**
- **High profile roadside location**
- **Excellent road links, with quick access to City Centre via A956 and A90**

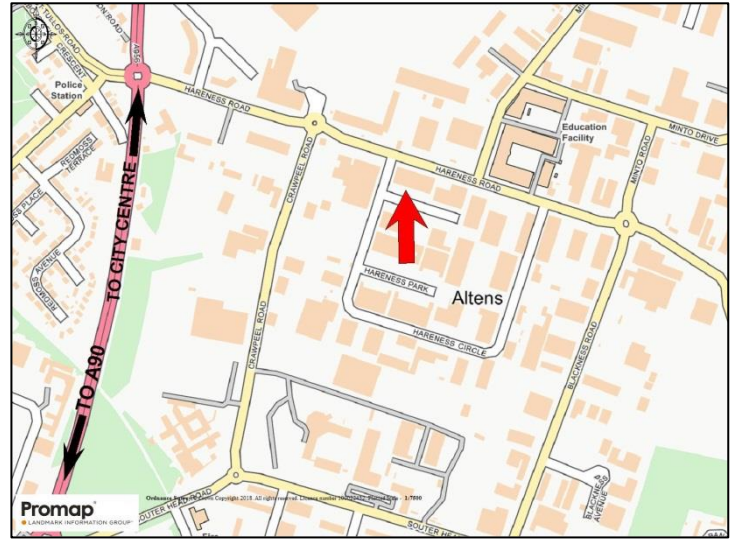
# LEASE AVAILABLE

## Units A-D, Block 1, Hareness Circle

### Altens Industrial Estate, Aberdeen



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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 south to the A90/M90.

Surrounding occupiers include a wide variety of local, national and multi-nationals including William Wilson, Plumb Center, Electric Center, TNT and ARCO to name a few.

#### Description

The subjects comprise a modern semi-detached warehouse with offices/ancillary accommodation and benefits from a generous 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.

There is potential to sub-divide the premises to create up to four units of approximately 5,000 sq ft each or a combination of such.

#### Tenure

The premises are held on a leasehold basis, with the lease due to expire at 16 December 2023. The passing rental is £157,715 per annum subject to review with effect from December 2018.

#### Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the gross internal floor areas as follows:

	Sq M	Sq Ft
Warehousing	1,601.72	17,241
Office / Ancillary	<u>263.49</u>	<u>2,836</u>
Total	1,865.21	20,077

#### EPC

Available upon request.

#### Rateable Value

We understand the property is entered in the current Valuation Roll with a Rateable Value of £120,000.

#### Terms

The leasehold interest is available for assignment or sub-let. A new lease direct from the landlord may be available subject to terms and conditions.

#### Viewing

Strictly by appointment through the sole agents:

Sven Macaulay  
smacaulay@geraldev.com  
0141 227 2364



Conditions under which these particulars are issued

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