

# FABRICATION WORKSHOPS, OFFICES & YARD TO LET / FOR SALE



**HARENESS ROAD  
ALTENS INDUSTRIAL ESTATE  
ABERDEEN AB12 3LE**

## LOCATION

The property which extends to 1.5 acres (0.61 hectares) or thereby is situated on the north side of Hareness Road, the main access into Altens Industrial Estate, Aberdeen's premier industrial location on the south side of the city.

Aberdeen City Centre and Harbour are located approximately 3 miles to the north and the estate has easy access to all main arterial routes serving all parts of the city.

Aberdeen is Scotland's third city, the oil capital of Europe and is one of the most prosperous regions in UK.

The site is as shown on the street plan opposite for identification purposes only.

## DESCRIPTION

The property comprises 3 interconnecting industrial units of steel portal frame construction with concrete block dado wall, harled externally, and clad above in corrugated sheeting. The floors are concrete. The bay fronting Hareness Road has been converted and extended into 2 storey offices and there is also a single storey building to the rear of the bay 3 of concrete block construction with a mono-pitch roof providing canteen facilities.

To the rear of the site there is a detached building of steel portal frame construction with concrete block dado wall harled externally with PVC coated metal cladding above. The floor is concrete.

## ACCOMMODATION

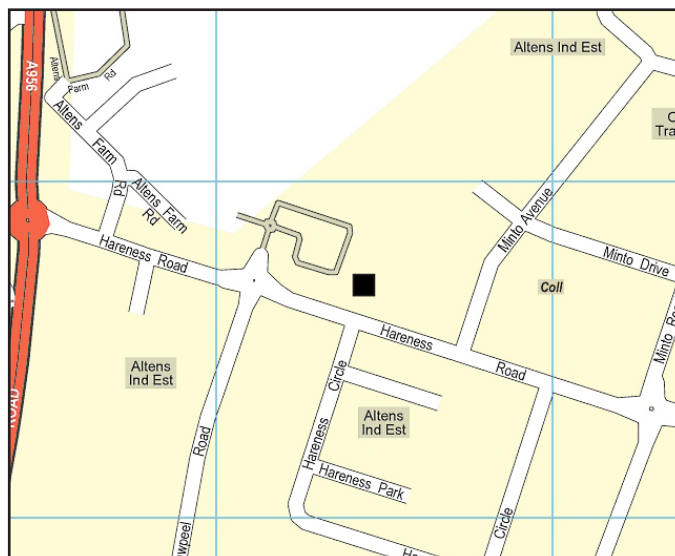
The following accommodation is provided:

	Gross Internal Area
<b>Bay 1</b>	
<b>Ground Floor</b>	
Reception; 7 individual offices; telecoms room; mailroom; canteen; boiler room; male; female and disabled toilets; store	269.41m <sup>2</sup> (2,900 sq ft)
<b>First Floor</b>	
Boardroom; 9 individual offices; open plan office; kitchen; male & female toilets; storage	382.48m <sup>2</sup> (4,117 sq ft)
Workshop; works toilets	548.77m <sup>2</sup> (5,907 sq ft)
<b>Bay 2</b>	
Workshop with 2 x 20 tonnes cranes	553.05m <sup>2</sup> (5,953 sq ft)
<b>Bay 3</b>	
Workshop with 1 x 20 tonnes cranes and 1 x 10 tonnes crane; stores	531.40m <sup>2</sup> (5,720 sq ft)
<b>Single Storey Building</b>	
Canteen; storage	96.53m <sup>2</sup> (1,039 sq ft)
<b>Detached Building</b>	
Workshop	320.14m <sup>2</sup> (3,446 sq ft)
<b>Total</b>	<b>2,701.78m<sup>2</sup> (29,082 sq ft)</b>

The eaves height varies from 6.9m (22.6 ft) to 10.5m (34.5 ft) and the yard area is a mixture of tarmac and concrete.

## SERVICES

All main services are installed. Heating to the industrial space is by gas fired industrial blowers and to the offices by a gas fired radiator system supplemented by electric panels.



## RATING ASSESSMENT

The property is entered in the valuation as follows:

Net & Rateable Value - £230,000.

The Uniform Business Rate for the year 2018/2019 is 51p in the £. An appeal has been lodged.

## LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease subject to a Schedule of Condition for a period to be negotiated incorporating rent reviews at appropriate intervals.

## RENTAL

£200,000 per annum exclusive.

## GROUND TENURE

Freehold.

## PRICE

Alternatively our clients would consider a sale of the heritable interest. Price on application.

## VAT

All figures quoted are exclusive of Value Added Tax.

## ENTRY

On completion of legal formalities.

## EPC

The property has an EPC rating of G. Further details are available on request.

## LEGAL COSTS

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

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agent who will also make arrangements to view.