



TO LET

**Unit 3**

**FORTIES INDUSTRIAL CENTRE**



Hareness Circle  
Altens Industrial Estate  
Aberdeen AB12 3LY

445.02 SQM (4,790 SQ FT)





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#### ▣ LOCATION

The subjects are located within Altens Industrial Estate, Aberdeen's premier south-side industrial location, approximately 2 miles south of the city centre. The estate benefits from direct access to Wellington Road (A956) which connects to the A90 trunk road.

Altens is also in close proximity to Aberdeen Harbour and Hareness Road forms the main access route to the new South Harbour. The estate also forms part of the newly formed Energy Transition Zone – a location for the accelerated development of a net zero energy cluster to attract new investment and deliver net zero.

The subject property is located on Hareness Circle close to its junction with Hareness Road.

Surrounding occupiers include Taylors Industrial Waste, Wood, Weatherford, AJT Engineering and FedEx.



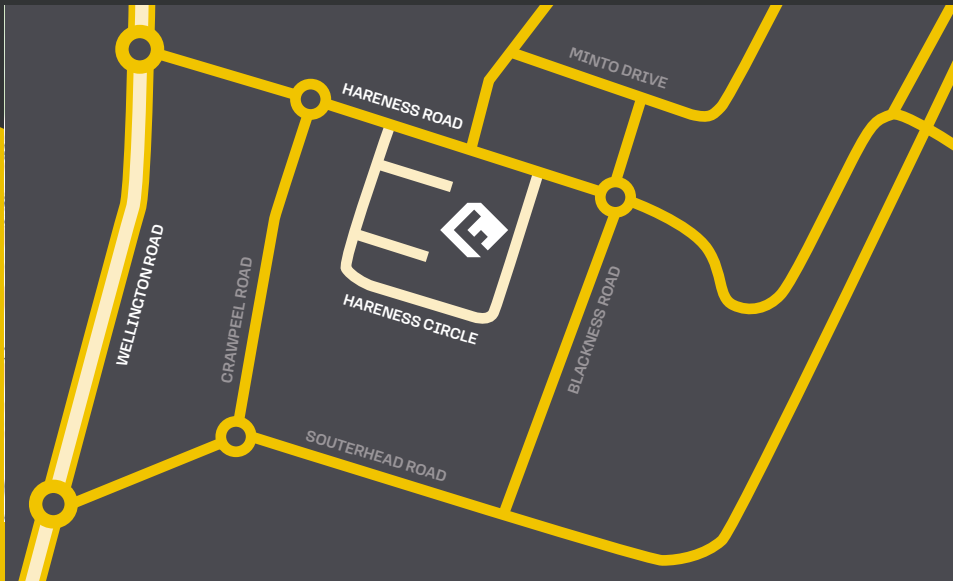
#### ▣ DESCRIPTION

Forties Industrial Centre is a multi-let industrial scheme comprising of 9 individual units over two terraces of warehouse accommodation.

The subjects comprise an end-terraced unit. Internally, the subjects comprise of workshop space together with ancillary office accommodation and staff facilities.

The subjects benefit from the following specification:

- Steel portal frame construction with concrete floors
- Insulated pressed steel cladding
- 6 metre eaves height
- High bay LED lighting
- Vehicle access via 1 electric roller shutter doors
- 3 phase power supply
- Secure mono block yard area



wood.

PETERSON 

ETZ 

Hareness Road

Unit 3 

Hareness Circle

FedEx 

  
Weatherford

ajt 





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#### ▣ ACCOMMODATION

The premises extend to the following approximate gross internal floor areas:

<b>Unit 3</b>	Sq M	Sq Ft
Warehouse	445.02	(4,790)
Office	-	-
<b>TOTAL</b>	<b>445.02</b>	<b>(4,790)</b>

\* Office accommodation can be provided tailored to occupiers specific requirements. More information is available upon request.

The units benefit from a secure yard area to the front which extends to approximately 201.84 (2,173).

#### ▣ RENTAL

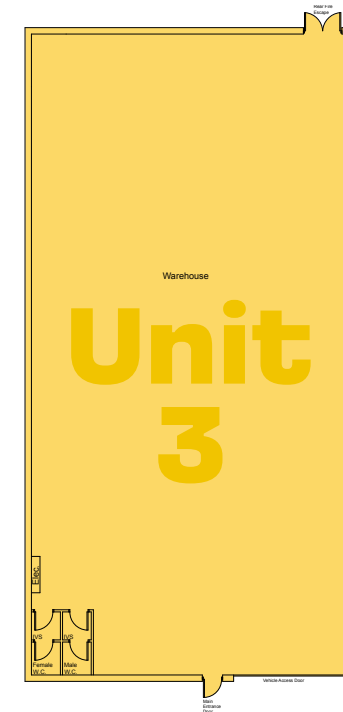
£38,500 per annum.

All rents quoted are exclusive of VAT and payable quarterly in advance.

#### ▣ SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate.

Further details are available on request.





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**FORTIES**  
**INDUSTRIAL CENTRE**





▫ **RATEABLE VALUE**

£27,000, effective from 1 April 2023.

▫ **ENERGY PERFORMANCE CERTIFICATE**

Further information is available upon request.

▫ **VIEWINGS & OFFERS**

For further information or viewing please contact the joint agents.

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**HUTCHEON  
MEARNS  
REAL ESTATE**

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**Ryden**

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