

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 528 sq.m (5,683 sq.ft) to 718 sq.m (7,730 sq.ft)
- Individual secure yard/forecourt
- Available as a whole or individually



HARENESS PARK



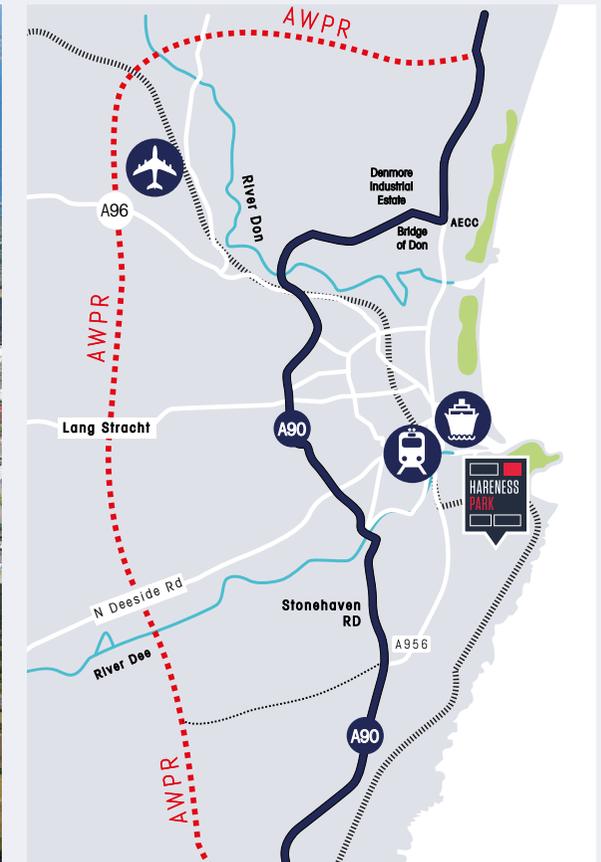
LOCATION

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 AWPR junction and is in very close proximity to the new south harbour development. Nearby occupiers include Maersk Oil North Sea UK, Wood, Weatherford, Shell, Wolsley UK and Edmundson Electrical.

DESCRIPTION

The units provide modern high quality accommodation benefitting 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 1	718.10	7,730
Unit 2	527.97	5,683
Unit 6	530.10	5,706
Unit 10	629.41	6,775
Unit 11	559.90	6,026
Unit 12	533.00	5,737

ENERGY PERFORMANCE RATING

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

Unit 1	TBC
Unit 2	TBC
Unit 6	TBC
Unit 10	B
Unit 11	TBC
Unit 12	F*

RATEABLE VALUE

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

Unit 1	£64,000
Unit 2	£46,000
Unit 6	£47,750
Unit 10	£45,250
Unit 11	£42,000
Unit 12	£49,750



RENT

Upon application.

VAT

All prices quoted in the schedule are exclusive of VAT.

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.

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Disclaimer - The Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

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