

HARENESS TRADE PARK

REFURBISHED INDUSTRIAL UNITS TO LET

SIZES RANGING FROM 365.9 SQ M (3,938 SQ FT)
TO 1,607.1 SQ M (17,299 SQ FT)

HARENESS ROAD, ALTENS INDUSTRIAL ESTATE,
ABERDEEN AB12 3LE





LOCATION

The subjects are located within Altens Industrial Estate on the west side of Hareness Road close to it's junction with Blackness Road and Minto Road.

DESCRIPTION

The subjects comprise 3 terraces of warehouse accommodation. Each terrace varies in configuration but have the following specification:

STEEL PORTAL FRAME CONSTRUCTION WITH CONCRETE FLOORS

INSULATED PRESSED STEEL CLADDING

3 PHASE POWER

ELECTRIC ROLLER SHUTTER DOORS

8M EAVES HEIGHT

HIGH BAY LIGHTING



Units	Accommodation	Sq Ft	Sq M
TERRACE 1	1-3 LET TO Tuffnells Parcels Express		
	4 Warehouse Office Sub-Total	305.8 60.1 365.9	3,291 647 3,938
	5 Warehouse Office Sub-Total	316.1 49.8 365.9	3,403 535 3,938
	6 Warehouse Office Sub-Total	423.7 44.9 468.6	4,561 483 5,044
TERRACE 2	7-9 Warehouse Yard	1,124.4 487.0	11,974 5,247
	10 LET TO eurocell®		
TERRACE 3	11 Warehouse	482.3	5,191
	12-14 Warehouse Office Mezzanine Sub-Total	968.7 478.8 159.6 1,607.1	10,427 5,154 1,718 17,299



Consideration will be given to splitting of the units to suit exactly an occupier's requirement. New offices and toilets can be built to occupier's specifications. In addition it may also be possible to create some secure yard areas.

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PROPOSED SPLIT - - - - -



LEASE TERMS

Our clients are seeking to lease the premises on a Full Repairing and Insuring basis for a period to be agreed.

RENT - PER ANNUM EXCLUSIVE OF VAT

Warehouse	£7.75 per sq ft
Office	£12.00 per sq ft
Mezzanine	£2.00 per sq ft
Yard	£1.00 per sq ft

Incentives available depending on lease terms.

RATEABLE VALUE

To be re-assessed.

ENERGY PERFORMANCE CERTIFICATE

Units 4 – 6	*
Units 7 – 9	C
Unit 11	D
Units 12 – 14	D

* *Awaiting Refurbishment*

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information, please contact the joint letting agents:



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COMMERCIAL PROPERTY CONSULTANTS

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