

# To Let

FLEXIBLE TERMS



## Office and Warehouse/Workshop Unit

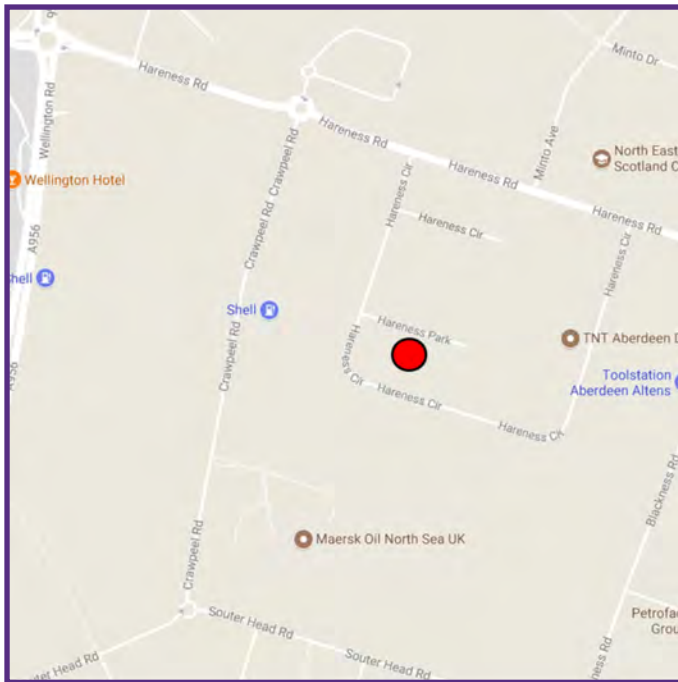
Unit 3  
Hareness Park  
Hareness Circle  
Altens  
Aberdeen  
AB12 3LY

581.5 sq.m (6,259 sq.ft)



## FG Burnett

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



## Location

Altens Industrial Estate is one of Aberdeen's foremost industrial areas situated some 2 miles south of Aberdeen city centre. The estate benefits from direct access to Wellington Road (A956) which connects to A90 trunk road. Road connections have been enhanced by the opening of the Aberdeen Western Peripheral Road.

Hareness Park is a development of industrial units centrally located within Altens on Hareness Circle. Occupiers on the estate include Buck & Hickman, Tyco and Hayley Group plc.

## Description

- \* An end terraced industrial unit.
- \* Steel frame construction with concrete block and profile metal sheet clad walls.
- \* Pitched and metal sheet clad roof.
- \* Open plan and cellular offices together with ancillary welfare.
- \* Vehicular access via an exclusive service yard to the front.
- \* Exclusive car parking.

## Floor Area

581.5 sq.m (6,259 sq.ft)

The floor area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

## Rateable Value

£48,500.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

## Lease Terms

The unit is currently held by way of an existing lease which endures until 26 November 2025. The lease is on full repairing and insuring terms but limited by virtue of a Schedule of Condition. The current rent is £55,000 per annum which is subject to a rent review as at 27 November 2020.

## Service Charge

A service charge is levied to cover the repair and upkeep of common parts etc. Details are available on request.

## Proposal

The existing tenant is looking to assign the lease but is willing to grant a sub-lease for a shorter term subject to terms.

## Rent

£55,000 per annum.

## EPC

G114 - A copy of the EPC is available on request.

## Entry

Immediate entry is available subject to conclusion of legal formalities including head landlord's consent.

## VAT

Any rent agreed is exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs in documenting the transaction. The ingoing tenant will be responsible for any LBTT and registration dues which apply together with any costs associated with obtaining landlord's consent.

## Viewing & Offers

Viewing is by arrangement with the letting agent to whom all offers should be submitted in Scottish Legal Form.

# Contact

**Graeme Watt**

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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