

ON THE INSTRUCTIONS OF  
ESSON PROPERTIES LIMITED



**Ryden**.co.uk  
**01224 588866**

25 Albyn Place, ABERDEEN AB10 1YL  
Tel: 01224 588866 Fax: 01224 589669

# TO LET

## MODERN INDUSTRIAL UNIT WITH OFFICES & SECURE YARD



**HARENESS CIRCLE**  
**ALTENS INDUSTRIAL ESTATE**  
**ABERDEEN**  
**AB12 3LY**

Viewing is strictly by arrangement  
with the sole agent.

Floor Space:  
Offices: **414 sq m (4,457 sq ft)**  
Warehouse: **868 sq m (9,347 sq ft)**  
Yard: **515 sq m (616 sq yds)**

Contact:  
**Paul Richardson**  
**Matthew Moggach**

Telephone: 01224 588866

paul.richardson@ryden.co.uk  
matthew.moggach@ryden.co.uk

Edinburgh  
0131 225 6612

Glasgow  
0141 204 3838

Aberdeen  
01224 588866

Leeds  
0113 243 6777

Dundee  
01382 227900



**Location:**

The property is located on Hareness Circle, a short distance from Hareness Road within Altens Industrial Estate.

Altens Industrial Estate is one of Aberdeen's most well established and popular office and industrial locations and is located approximately two miles south of the city centre.

Altens Industrial Estate is directly accessed from Wellington Road (A956) which leads north to Aberdeen city centre, the harbour and railway station and south to the A90/M90.

Surrounding occupiers include; Shell, Total, Baker Hughes, DHL, Hunting, Dresser Rand and Frank's International.

The exact location is shown on the street plan above.

**Description:**

The subjects occupy a rectangular shaped site with good road frontage overlooking Hareness Circle within Altens Industrial Estate. The building comprises a recently refurbished industrial facility with offices, car park and secure yard on a self-contained site.

The offices are over ground and first floors and comprise a mixture of cellular and quality open plan office space with

reception, meeting rooms and staff welfare areas. The offices are decorated to a high standard throughout.

The industrial accommodation adjoins the offices and provides warehouse space which is of steel frame construction with a pitched insulated clad sheet roof and blockwork dado walls with metal cladding above.

Excellent access to the warehouse and yard areas is provided via roller shutter doors to the side and rear elevations. Lighting is provided by high bay lighting and heating by two gas fired industrial blower space heaters. The warehouse also benefits from a 3 phase power supply.

The secure yard is located to the rear of the property and accessed via an electric roller shutter door.

**Accommodation:**

We understand that the property comprises the following gross internal floor areas: -

<b>Offices</b>	414 sq m	4,457 sq ft
<b>Warehouse</b>	868 sq m	9,347 sq ft
<b>Total</b>	1,282 sq m	13,804 sq ft

<b>Yard</b>	515 sq m	616 sq yds
-------------	----------	------------

**Rateable Value:**

We are advised that the subjects are currently entered in the Valuation Roll, from 1 April 2010 as follows:-

NAV/RV: £97,500

Details on the current uniform business rate and sewage rates are available on request.

**EPC Rating:**

The property has an EPC Rating of tbc.

A copy of the EPC and the Recommendation Report can be provided upon request.

**Lease Terms:**

Our client is seeking to lease the building on a medium to long term lease. Any lease would provide for periodic upward only rent reviews.

**Occupation:**

The premises will be available for entry from May 2016 onwards.

**Rent:**

£140,000 per annum, exclusive of VAT

**VAT:**

All prices, rents or other costs quoted are exclusive of VAT.

**Legal Costs:**

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

**Viewing:**

To arrange a viewing or for further information, please contact:

Ryden LLP  
25 Albyn Place  
Aberdeen  
AB10 1YL

Tel: 01224 588866

Fax: 01224 589669

E-mail: paul.richardson@ryden.co.uk  
matthew.moggach@ryden.co.uk



March 2016