

ON THE INSTRUCTIONS OF
ESSON PROPERTIES LIMITED



Ryden.co.uk
01224 588866

TO LET/MAY SELL MODERN INDUSTRIAL UNIT WITH OFFICES & SECURE YARD

THE PREMISES BENEFIT
FROM AN OVERHEAD CRANE



UNIT 1
HARENESS CIRCLE
ALTENS INDUSTRIAL ESTATE
ABERDEEN
AB12 3LY

Viewing is strictly by arrangement
with the sole agent.

Floor Space:
1,505 sq m (16,197 sq ft)

Contact:
Paul Richardson
Daniel Stalker

Telephone:
01224 588866

paul.richardson@ryden.co.uk
daniel.stalker@ryden.co.uk

Edinburgh
0131 225 6612

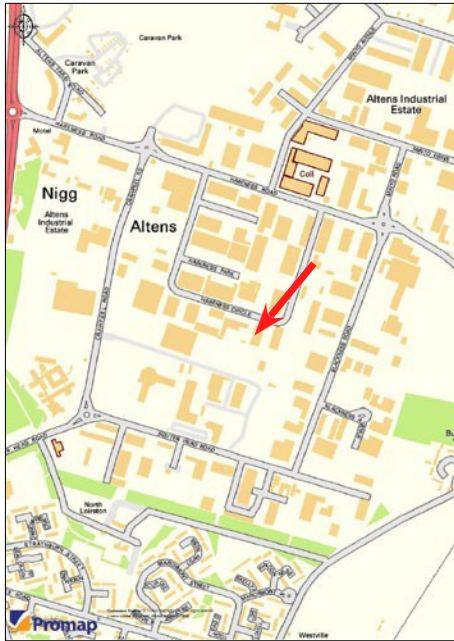
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
0207 436 1212

Manchester
0161 249 9778



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 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: -

Offices	399 sq m	4,295 sq ft
Warehouse	1,106 sq m	11,902 sq ft
Total	1,505 sq m	16,197 sq ft

Yard	718 sq m	7,726 sq ft
-------------	----------	-------------

Rateable Value:

We are advised that the subjects are currently entered in the Valuation Roll, from 1 April 2017 as follows:-

NAV/RV: £132,000

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

EPC Rating:

As the premises are to undergo refurbishment, an EPC Rating Assessment will be carried out upon completion of the works.

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:

Immediate upon completion of refurbishment works and conclusion of legal missives.

Rent:

£155,000 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

E-mail: paul.richardson@ryden.co.uk
daniel.stalker@ryden.co.uk

January 2021