



TO LET

Units 7 – 9

**FORTIES INDUSTRIAL
CENTRE**

Hareness Circle
Altens Industrial Estate
Aberdeen AB12 3LY

2,597.39 sq m (27,958 sq ft)





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□ LOCATION

The subjects are located within Altens Industrial Estate, Aberdeen's premier south-side industrial location, approximately 2 miles south of the city centre. The estate benefits from direct access to Wellington Road (A956) which connects to the A90 trunk road.

Altens is also in close proximity to Aberdeen Harbour and Hareness Road forms the main access route to the new South Harbour. The estate also forms part of the newly formed Energy Transition Zone – a location for the accelerated development of a net zero energy cluster to attract new investment and deliver net zero.

The subject property is located on Hareness Circle close to its junction with Hareness Road.

Surrounding occupiers include Taylors Industrial Waste, Baker Hughes, Wood, Weatherford and Tuffhells.



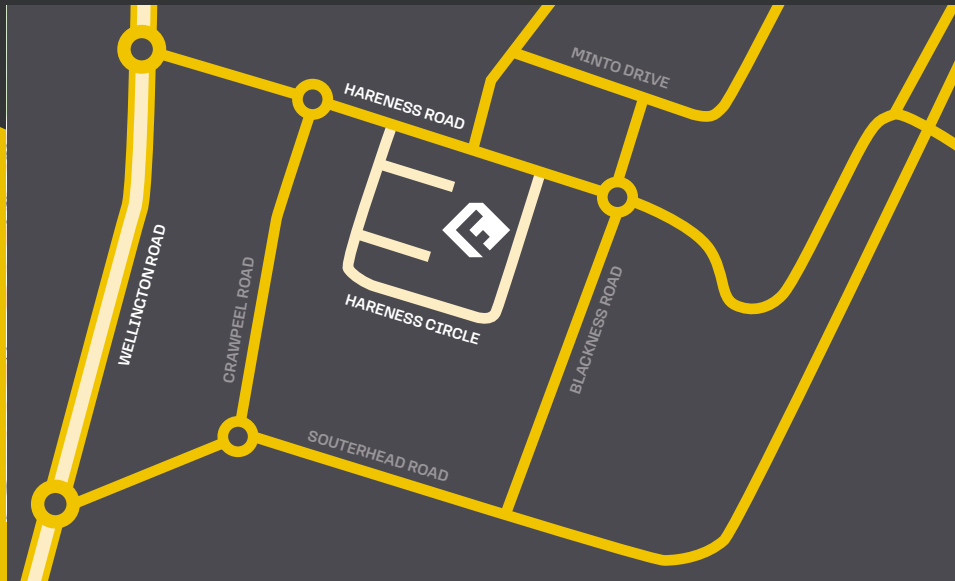
□ DESCRIPTION

Forties Industrial Centre is a multi-let industrial scheme comprising of 9 individual units over two terraces of warehouse accommodation.

The subjects comprise a stand alone unit with car parking at the front and a secure yard to the rear. Internally, the subjects comprise of workshop space together with ancillary office accommodation and staff facilities.

The subjects benefit from the following specification:

- Steel portal frame construction with concrete floors
- Insulated pressed steel cladding
- 7 metre eaves height
- High bay LED lighting
- Vehicle access via 7 electric roller shutter doors
- 3 phase power supply
- Secure mono block yard area
- Drive through facility for articulated lorries



South Harbour

Hareness Road

Units
7-9

Hareness Circle





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▣ ACCOMMODATION

The premises extend to the following approximate gross internal floor areas:

	Sq M	Sq Ft
Office (Cnd Floor)	309.15	3,328
Warehouse	2,288.24	24,630
TOTAL	2,597.39	27,958

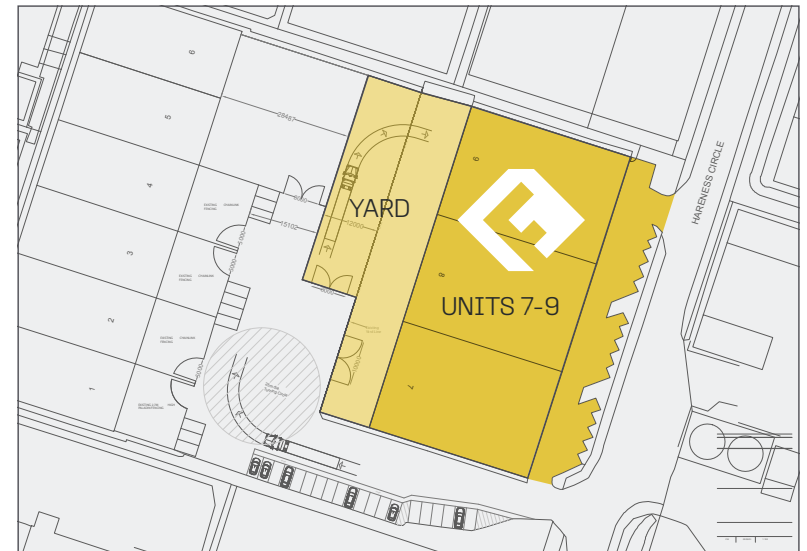
The units benefit from a secure yard area to the rear which extends to approximately 1,942.20 sq m (20,906 sq ft). Car parking for 16 vehicles is provided to the front of the unit.

▣ RENTAL

£250,000 per annum. All rents quoted are exclusive of VAT and payable quarterly in advance.

▣ SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate. Further details are available on request.





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INDUSTRIAL CENTRE





▫ **RATEABLE VALUE**

The property will be required to be re-assessed following occupation to reflect the change in configuration post refurbishment.

▫ **ENERGY PERFORMANCE CERTIFICATE**

Further information is available upon request.

▫ **VIEWINGS & OFFERS**

For further information or viewing please contact the joint agents.

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