

MID TERRACED INDUSTRIAL UNIT

- > LOCATED WITHIN AN ESTABLISHED INDUSTRIAL LOCATION
- > FLEXIBLE LEASE TERMS CONSIDERED
- > RENTAL - £17,000 PER ANNUM
- > GROSS INTERNAL AREA – 225.19 SQM (2,424 SQFT)

TO LET

UNIT 7 ALTENS TRADE CENTRE, HARENESS CIRCLE, ABERDEEN, AB12 3LY

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LOCATION

The subjects are located within an established industrial estate within the Altens area of Aberdeen. The estate is located within close proximity to Hareness Road and the A956 connecting Aberdeen with the south with the City Centre located two miles to the north. Occupiers within the nearby vicinity include North East Rig Limited, North East Bolting Supplies and DMC Supplies Limited.

DESCRIPTION

The subjects comprise of a mid terraced industrial unit located within Altens Trade Centre. The subjects are steel portal frame with pitched roof. Floors throughout the property are of concrete design with painted walls. The subjects have been split to provide an office, W.C. facility and warehouse. Access to the property is via a pedestrian door with roller shutter door also present on site. Artificial lighting is provided via florescent strip light fitments located within the warehouse and office with natural daylight provided via a number of windows and translucent roof panels. The subjects benefit from 3 Phase and common yard to the front of the subjects.

RENTAL

A rental of £17,000 per annum exclusive of VAT is sought.

As is standard practice this will be payable quarterly in advance.

VIDEO TOUR

Click [here](#) for video tour of the property.

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £20,750.

We would point out that the incoming occupier would have the opportunity to appeal this Rateable Value.

LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring of negotiable duration.

EPC

The subjects have a current Energy Performance Certificate of 'E'.

Further information and a recommendation report is available to seriously interested parties on request.

VAT

All rents, prices, premiums, etc are quoted exclusive of VAT.

ACCOMMODATION

The subjects provide the following accommodation:-

ACCOMMODATION	SqM	SqFt
Warehouse	191.85	2,065
Office	33.34	359

The foregoing areas have been calculated on a gross internal area basis in accordance the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.



For further information or viewing arrangements please contact the sole agents:

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