

INDUSTRIAL

FOR SALE / TO LET



Crawpeel Road, Altens Industrial Estate, AB12 3FG

8.17 acres (355,885 SQ FT)

## LOCATION

AberdeenOne occupies a prominent site on Crawpeel Road within the Altens Industrial Estate, the City's premier south side industrial estate. Accessed directly off the A956 route and within a 2 minute drive from the A92 and the new A90 the location is well connected and ideal for an urban logistics operator.

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.

Surrounding occupiers include *FedEx, NorSea, Wood, Royal Mail & DHL*.

## DESCRIPTION

The subjects comprise of commercial land that is relatively flat in layout and is currently hardcored surface following the demolition of the former Total office on the site.

Phase 1 of the site comprises of fully refurbished industrial units with Unit 1 let to FedEx and Unit 2 currently vacant.

Phase 2 of the site is currently under offer.

## ACCOMODATION

The site extends to the following approximate gross areas:

	Acres	Sq Ft
<b>Phase 3</b>	<b>8.17</b>	<b>355,885</b>

Consideration will be given to splitting sites upwards of 2 acres.

## PRICE

Offers over £300,000 per acre.

## RENT

£40,000 per acre, per annum.

## DESIGN AND BUILD

Design and build options can be delivered tailored to an occupiers exact needs. Further information is available upon request.

## VAT

All figures quoted are exclusive of VAT.

## VIEWINGS & OFFERS

For further information or viewing please contact the joint agents.



### Iain Landsman

Director

 [iain.landsman@hm-re.co.uk](mailto:iain.landsman@hm-re.co.uk)

 07880 480 298

 21 Mid Stocket Road, Aberdeen, AB15 5JL

### Eric Shearer

Partner

 [eric.shearer@knightfrank.co.uk](mailto:eric.shearer@knightfrank.co.uk)

 01224 644 272

 4 Albert Street, Aberdeen, AB25 1XQ

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