

TO LET

UNIT 14, HARENESS PARK, HARENESS CIRCLE,
ALTENS, AB12 3LY

FULLY REFURBISHED INDUSTRIAL FACILITY WITH OFFICE
ACCOMMODATION AND SECURE CONCRETE YARD.

Unit 14 - 35,954 sq ft



HARENESS PARK



ABERDEEN

Aberdeen is Scotland's third largest city and is widely regarded as the energy capital of Europe. It is also the administrative centre for North East Scotland. The city has a population of approximately 220,000 people with a catchment population in excess of 500,000 people.

The city is one of the most prosperous cities in the UK and has the highest regional business birth rate of any city outside London.

Notwithstanding Aberdeen's prominence as a centre of excellence for the energy centre, the city benefits from a diverse economy, with the financial and business services sectors accounting for 25% of employment within Aberdeen. The city also benefits from housing two universities and seven major research institutions, and an unemployment rate of 2.3%, which is one of the lowest in Scotland and well below the UK average.

LOCATION

Aberdeen is located in the North East of Scotland, approximately 65 miles north of Dundee, 127 miles to the north of Edinburgh and 150 miles to the north east of Glasgow. The city boasts excellent transport links with the rest of Scotland, the UK and indeed Europe. The A90, A9, and A96 trunk roads offer direct links to Edinburgh, Glasgow, Dundee and Inverness. Travel time by road or rail to both Edinburgh and Glasgow is approximately 2.5 - 3 hours, while the East Coast train line provides direct rail travel to London.

Aberdeen International Airport is located approximately 5 miles north west of the city centre and provides flights to a variety of domestic and international locations including London, Frankfurt, Amsterdam, Paris and Barcelona.

The airport offers 30 direct flights a day to London alone. The city also houses the world's busiest heliport and transfers 500,000 people annually to the offshore platforms.

SITUATION

Hareness Park is situated within Altens Industrial Estate, which is generally regarded as one of the best industrial locations within Aberdeen. The Park is located approx. 2.5 miles north of the nearest AWPR junction and is in very close proximity to the new Aberdeen Harbour South at Nigg. The estate is located approximately three miles to the south of the city centre, adjacent to the A956, one of the main arterial routes into Aberdeen from the south. Hareness Park occupies a prominent position on Hareness Circle. Nearby occupiers include Maersk Oil North Sea UK, Odfjell Drilling Ltd, Wolsley UK, Wood, Weatherford and Shell.

NEIGHBOURING OCCUPIERS



UNIT 14

Industrial/Logistics
35,954 sq ft

DESCRIPTION

Unit 14 comprises of a modern high bay warehouse with offices, yard and car parking.

The offices comprise a single-storey structure under a flat felt covered roof. Internally, there are a number of offices, private meeting rooms and staff welfare facilities. The floors are carpeted throughout and the walls are painted plasterboard. There is a suspended ceiling incorporating Cat 2 lighting.

The workshop is of steel portal frame construction with concrete walls to dado height and profiled steel insulated clad roof. The floor is painted concrete. Access to the workshop is provided by way of steel roller shutter doors. The internal eaves height is 7m and there is a 3 phase power supply.

ACCOMMODATION

We calculate the approximate gross internal floor area as follows:

Warehouse	2,791 sq m	30,050 sq ft
Office	548 sq m	5,904 sq ft
Yard	2,675 sq m	28,793 sq.ft

REFURBISHMENT WORK

The unit has now been refurbished to a very high standard.

EPC

The unit has an EPC Rating of D. A copy of EPC and Recommendations Report can be made available upon request.

RATEABLE VALUE

The premises are entered in the current Valuation Roll with a Rateable Value of £223,000.

RENT

£320,000 per annum exc VAT.

SERVICE CHARGE

£12,300 per annum exc VAT.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will be liable for their own legal costs incurred during the transaction. As is normal, the ingoing tenant will be liable for any LBTT and registration dues, where applicable.





VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint letting agents:

CLAIRE HERRIOT

01224 971139
claire.herriot@savills.com



PAUL RICHARDSON

01224 569 674
paul.richardson@ryden.co.uk



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