



WORKSHOP, OFFICES AND YARD



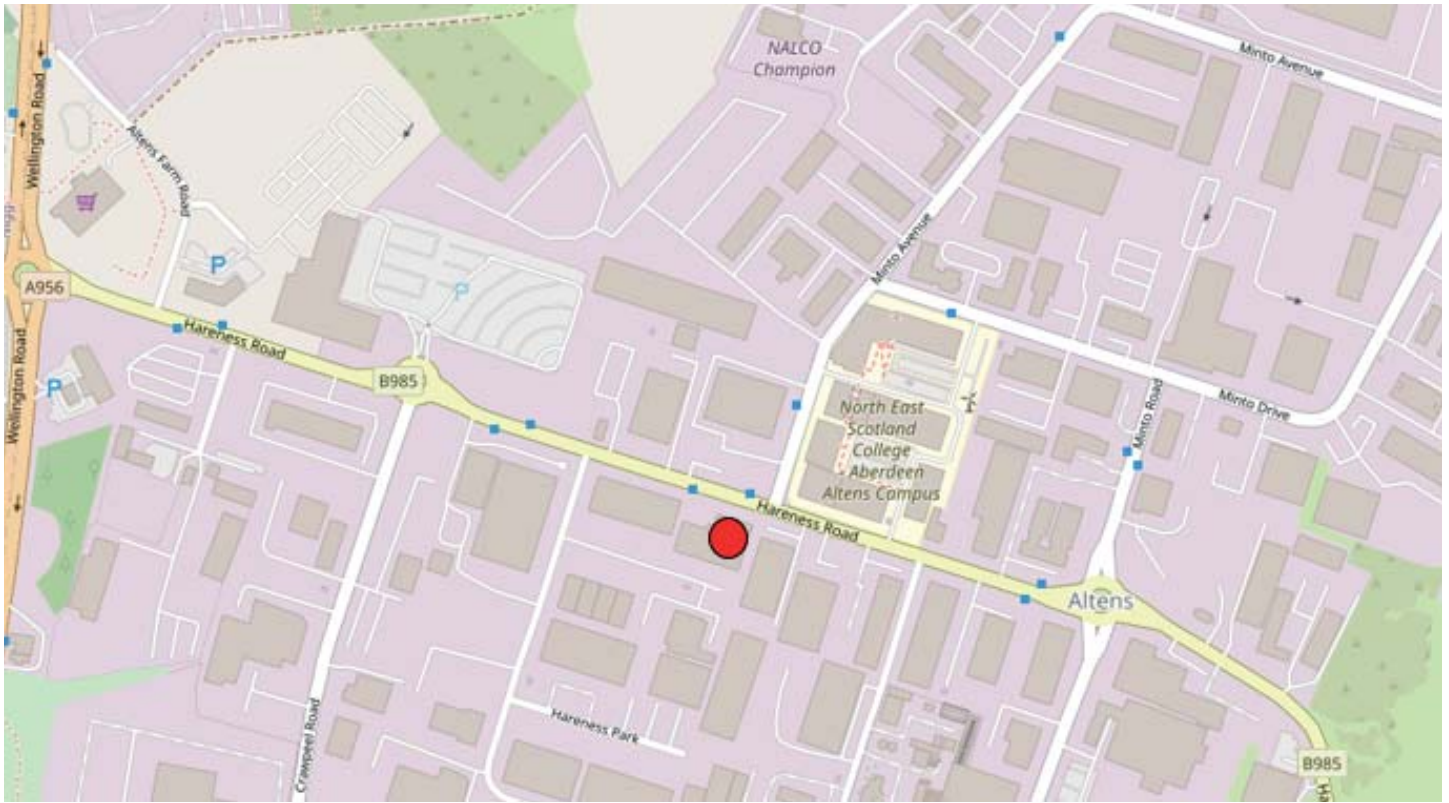
FOR SALE DUE TO RELOCATION

54 Hareness Road

Aberdeen, AB12 3LE | 2,567 sq.m (27,635 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



WORKSHOP, OFFICES AND YARD

LOCATION

The property is located on the south side of Hareness Road close to its junction with Minto Avenue, lying within the established Altens Industrial Estate. The property is well located to benefit from the Energy Transition Zone, focussing on renewable technologies, in addition to the New South Harbour.

DESCRIPTION

54 Hareness Road comprises an industrial warehouse / office complex which gained accreditation and planning for a Tier III data centre in 2011. The premises provides the following:-

- Quality offices over ground and first floors providing open plan and cellular accommodation
- Large warehouse space with c 5.4m eaves
- Part completed data rooms and stores within the warehouse space
- New Kalzip energy efficient aluminium roof
- Substantial power supply to the building – (yet to be connected)
- Access to trans North Sea fibre routes to the Nordics
- Parking for 35 cars within a secure remotely operated gated car park
- Part tarmac yard to rear
- Modern welfare facilities and IT services throughout

Refurbishment works are proposed to include the following as agreed :-

- Installation of roller shutter door to rear elevation
- Removal of bespoke steel frame within warehouse
- Installation of LED lights in the warehouse

FLOOR AREAS

The property was measured in accordance with the RICS Code of Measuring Practice 6th edition and the following Gross Internal Areas calculated:

Offices	860.4 sq.m	9,261 sq.ft
Warehouse	1,174.4 sq.m	12,641 sq.ft
Stores	155.4 sq.m	1,673 sq.ft
Ext Stores	112.0 sq.m	1,206 sq.ft
First Floor	265.1 sq.m	2,854 sq.ft
Total	2,567.3 sq.m	27,635 sq.ft
Yard	794.4 sq.m	8,551 sq.ft

TENURE

Heritable (Scottish Equivalent to Freehold interest).

PROPOSAL

The heritable interest is available for £1.65m exc VAT. In the event a purchaser may not require all the office accommodation, the vendor may be willing to enter into a lease of the first floor office accommodation on terms to be agreed.



RATEABLE VALUE

The Rateable Value will require to be reassessed on completion of the refurbishment. Interested parties are advised to satisfy themselves as to the likely Rateable Value.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

EPC

To be confirmed.

VAT

Payable in addition to the purchase price at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

ENTRY

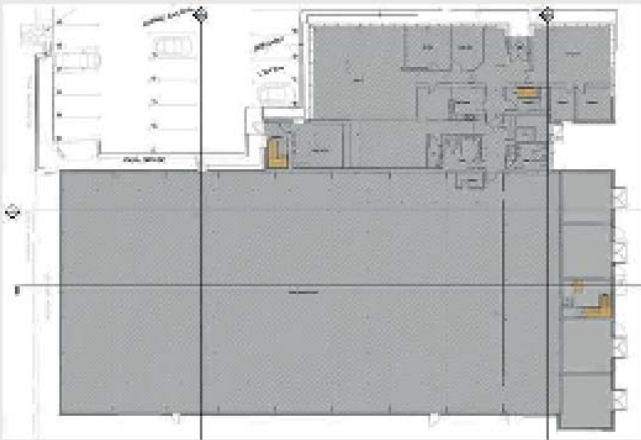
On conclusion of Legal Missives.

ANTI MONEY LAUNDERING (AML)

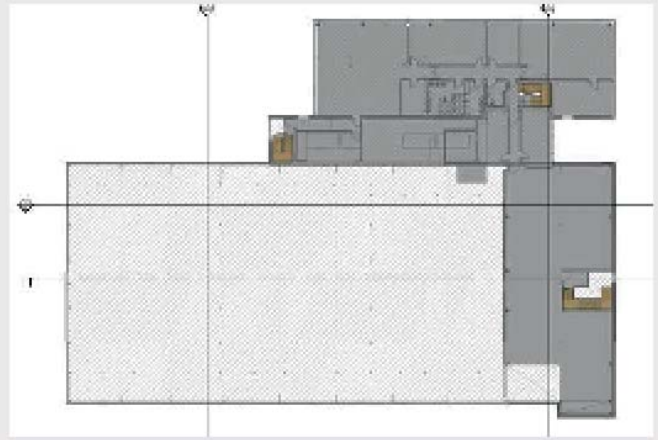
To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

54 HARENESS ROAD

Aberdeen, AB12 3LE | 2,567 sq.m (27,635 sq.ft)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.



JONATHAN NESBITT

t. 01224 597531

e. jonathan.nesbitt@fgburnett.co.uk

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