

# HARENESS TRADE PARK

REFURBISHED INDUSTRIAL UNITS TO LET

SIZES RANGING FROM  
365.9 SQ M (3,938 SQ FT) TO 1,607.1 SQ M (17,299 SQ FT)

HARENESS ROAD, ALTENS INDUSTRIAL ESTATE,  
ABERDEEN, AB12 3LE







## LOCATION

The subjects are located within Altens Industrial Estate on the west side of Hareness Road close to its junction with Blackness Road and Minto Road.

## DESCRIPTION

The subjects comprise 3 terraces of warehouse accommodation. Each terrace varies in configuration but have the following specification:

- > STEEL PORTAL FRAME CONSTRUCTION WITH CONCRETE FLOORS
- > INSULATED PRESSED STEEL CLADDING
- > 3 PHASE POWER
- > ELECTRIC ROLLER SHUTTER DOORS
- > 8M EAVES HEIGHT
- > HIGH BAY LIGHTING



Units	Accommodation	Sq M	Sq Ft
TERRACE 1	1-3 Let to <b>Tuffnells</b> <i>Parcels Express</i>		
	4 Warehouse	365.9	3,938
	5 Warehouse	365.9	3,938
	Sub-Total	731.8	7,876
TERRACE 2	6 Let to <b>R&amp;M</b> <i>ELECTRICAL GROUP LTD</i>		
	7 Let to <b>FordRetail</b> <i>Ford</i>		
	8 Warehouse	365.9	3,938
	9 Let to <b>CityFibre</b>		
TERRACE 3	10 Let to <b>eurocell</b>		
	11 Let to <b>e</b> <i>element</i>		
	12-14 Warehouse	968.7	10,427
	Office	478.8	5,154
Mezzanine	159.6	1,718	
Sub-Total	1,607.1	17,299	



New offices and toilets can be built to occupier's specifications.

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## LEASE TERMS

Our clients are seeking to lease the premises on a Full Repairing and Insuring basis for a period to be agreed.

## RENT - PER ANNUM EXCLUSIVE OF VAT

Warehouse	£7.75 per sq ft
Office	£12.00 per sq ft
Mezzanine	£2.00 per sq ft

Incentives available depending on lease terms.

## RATEABLE VALUE

The occupier will be responsible for all local authority business rates in relation to the accommodation occupied. An estimate can be made upon request.

## ENERGY PERFORMANCE CERTIFICATE

Units 4 & 5	C
Unit 8	C
Units 12 - 14	D

## VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information, please contact the joint letting agents:



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COMMERCIAL PROPERTY CONSULTANTS

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