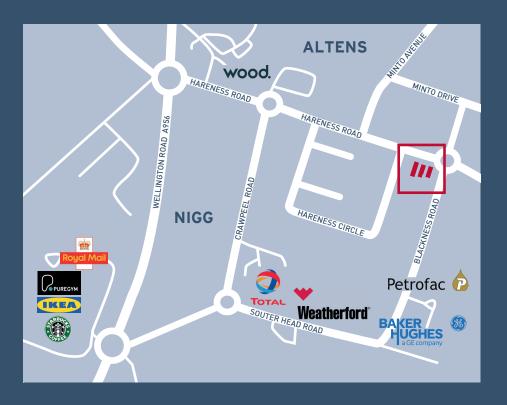
# HARENESS TRADE PARK

# 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>Tuffnell</b>	S ss	
	4	Warehouse	365.9	3,938
	5	Warehouse	365.9	3,938
		Sub-Total	731.8	7,876
	6	Let to R&M		
TERRACE 2	7	Let to FordRetail Fire		
	8	Warehouse	365.9	3,938
		Let to CityFibre		
	10	Let to eurocell		
TERRACE 3	11	Let to elemen	r	
	12-14	Warehouse	968.7	10,427
		Office	478.8	5,154
		Mezzanine	159.6	1,718
		Sub-Total	1,607.1	17,299







#### **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	С
Unit 8	С
Units 12 – 14	

## **VIEWING & FURTHER INFORMATION**

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



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