

INDUSTRIAL FOR SALE

Hareness Circle

 **HUTCHEON
MEARNS
REAL ESTATE**



Hareness Circle, Altens Industrial Estate, Aberdeen, AB12 3LY
2,261.99 SQ M (24,348 SQ FT)

LOCATION

The subjects are located within Altens Industrial Estate, Aberdeen's premier south-side industrial location, approximately 2 miles south of the city centre. The estate benefits from direct access to Wellington Road (A956) which connects to the A90 trunk road.

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.

The subject property is located on Hareness Circle close to its junction with Hareness Road.

Surrounding occupiers include *Taylor's Industrial Waste, ETZ, Wood and, Weatherford.*

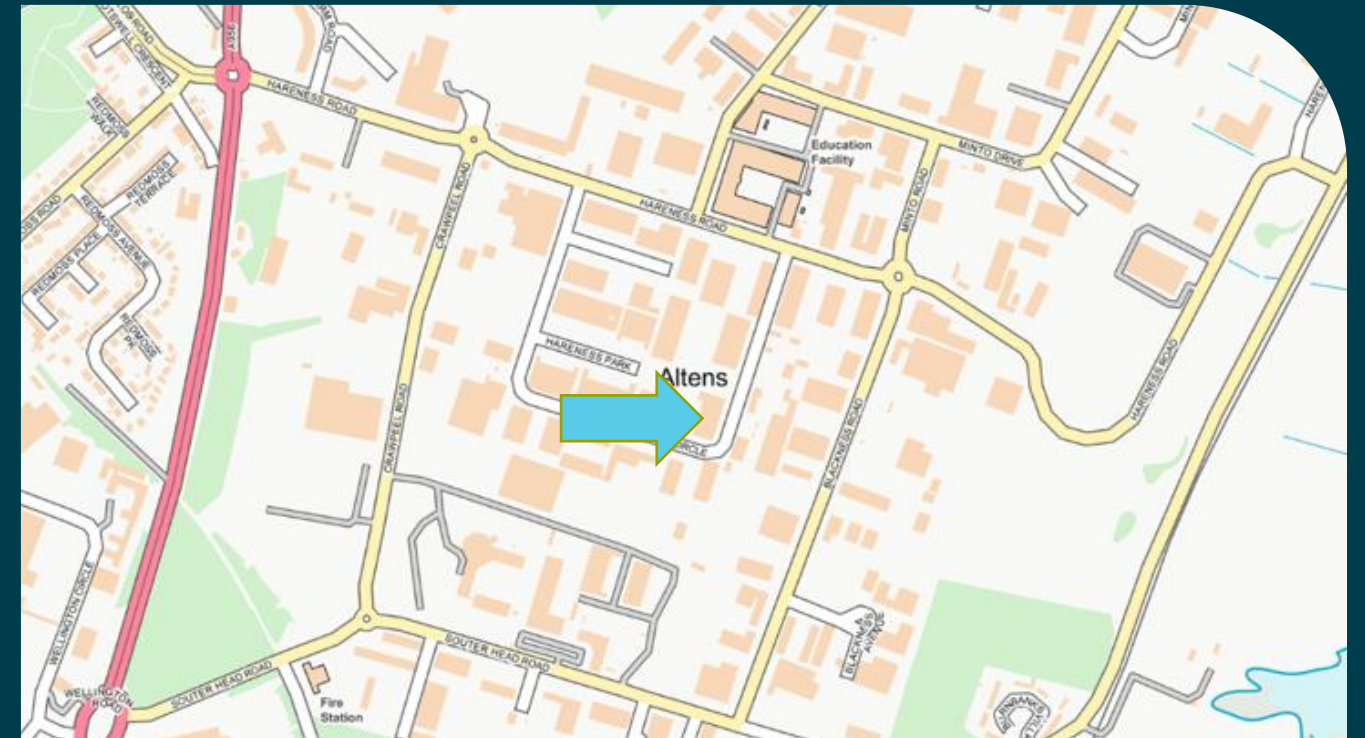
DESCRIPTION

The subjects comprise a detached industrial facility with two-storey offices and car parking plus substantial yard area situated within a self-contained site.

The property is of steel portal frame construction off a concrete floor with blockworks walls and profiled metal sheet cladding above.

The workshop benefits from the following specification:

- 8 metre eaves height
- High bay LED lighting
- Vehicle access via 2 no. electric roller shutter doors
- 2 no. overhead cranes – 10.5 and 5 tonnes
- Mezzanine level with offices and staff welfare
- Secure yard area with in and out accesses
- Washbay and interceptor



FLOOR AREAS

The subjects extend to the following approximate gross internal floor areas:

Demise	Sq M	Sq Ft
Offices	775.97	8,352
Workshop	1,163.88	12,528
Workshop Office / Stores	172.94	1,862
Mezzanine	65.91	710
Washbay / Paint Spray Booth	83.28	896
TOTAL	2,261.99	24,348

The yard area extends to approximately 2,942.04 sq m (31,668 sq ft). The total site area is approximately 1.67 acres or thereby.



First Floor Plan :



Ground Floor Plan :

PRICE

Offers are invited.

TENURE

The property is held on a heritable interest (Scottish equivalent of English Freehold).

RATEABLE VALUE

£146,000 effective from 1st April 2023.

Rates payable - £76,504

VAT

All figures quoted are exclusive of Value Added Tax.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Further information is available upon request.

ENTRY

To be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be liable for any LBTT and Registration Dues in the normal manner.



ANTI MONEY LAUNDERING REQUIREMENT

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

OFFERS & VIEWINGS

All offers should be submitted in the standard Scottish legal form to the joint agents who will also make arrangements to view.



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August 2023