



ALTENS FARM ROAD

ENERGY TRANSITION ZONE

ALTENS INDUSTRIAL ESTATE | ABERDEEN | AB12 3LE

FOR SALE

PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

9.71 ACRES (3.929 HECTARES)



LOCATION

Altens Industrial Estate is 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 Altens Farm Road close to its junction with Hareness Road.

Major occupiers in the estate include Wood, Taylors Industrial Waste, Baker Hughes, Weatherford and ETZ.

FOR SALE
PRIME INDUSTRIAL
DEVELOPMENT
OPPORTUNITY



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Aberdeen South
Harbour



Site 3
3.74 acres

Site 2
3.78 acres

Site 1
2.19 acres

Champion X

Peterson

Swire Energy Services

ETZ

Wood

William Wilson

Aldi

Altens Farm Road

Hareness Road

Wellington Road

A956

ALTENS FARM ROAD



ABERDEEN – A CITY IN TRANSITION

Aberdeen is the principal financial and administrative centre for Aberdeenshire. The city has been a leading centre for the energy sector over the last 50 years with over 40 billion barrels of oil extracted from the North Sea.

The city is home to global oil and gas companies including Total Energies, BP, Shell, Apache, Neptune Energy and Harbour Energy.

Aberdeen is viewed as the UK's green energy hub, with the city's strength in engineering and offshore technical expertise creating opportunity for traditional oil and gas companies to diversify into sustainable energy forms. In addition to significant increases of renewable energy from wind farms,

Aberdeen is set to be at the forefront of other new technologies including Hydrogen and Carbon Capture, utilising North Sea oil field capacity.

£936m Aberdeen City Region Deal

Providing additional funding over the next decade.

£17Bn potential from ScotWind

The region is best placed to capitalise on the commitment of £17Bn.

£402m Aberdeen South Harbour

Aberdeen the largest port in Scotland in terms of berthage. Opens October 2022.

£500m Kincardine Offshore Windfarm

Located 15km off the coast of Aberdeen, the 50MW output is the world's largest floating windfarm.

£25m Aberdeen South Harbour access road

Access links to Aberdeen South Harbour includes a comprehensive upgrade of Hareness Road, making this the primary route to access the Port.

£40m BioHub

BioHub will house up to 400 scientific entrepreneurs and double the number of life sciences companies in the region by 2027.

£60m Energy Transition Zone

Supporting 2,500 direct jobs and creating £400M of added value for the region.

£18.2bn Energy Sector

O&G industry contributes £18.28BN GVA to the region's economy, supporting 65,000 jobs.

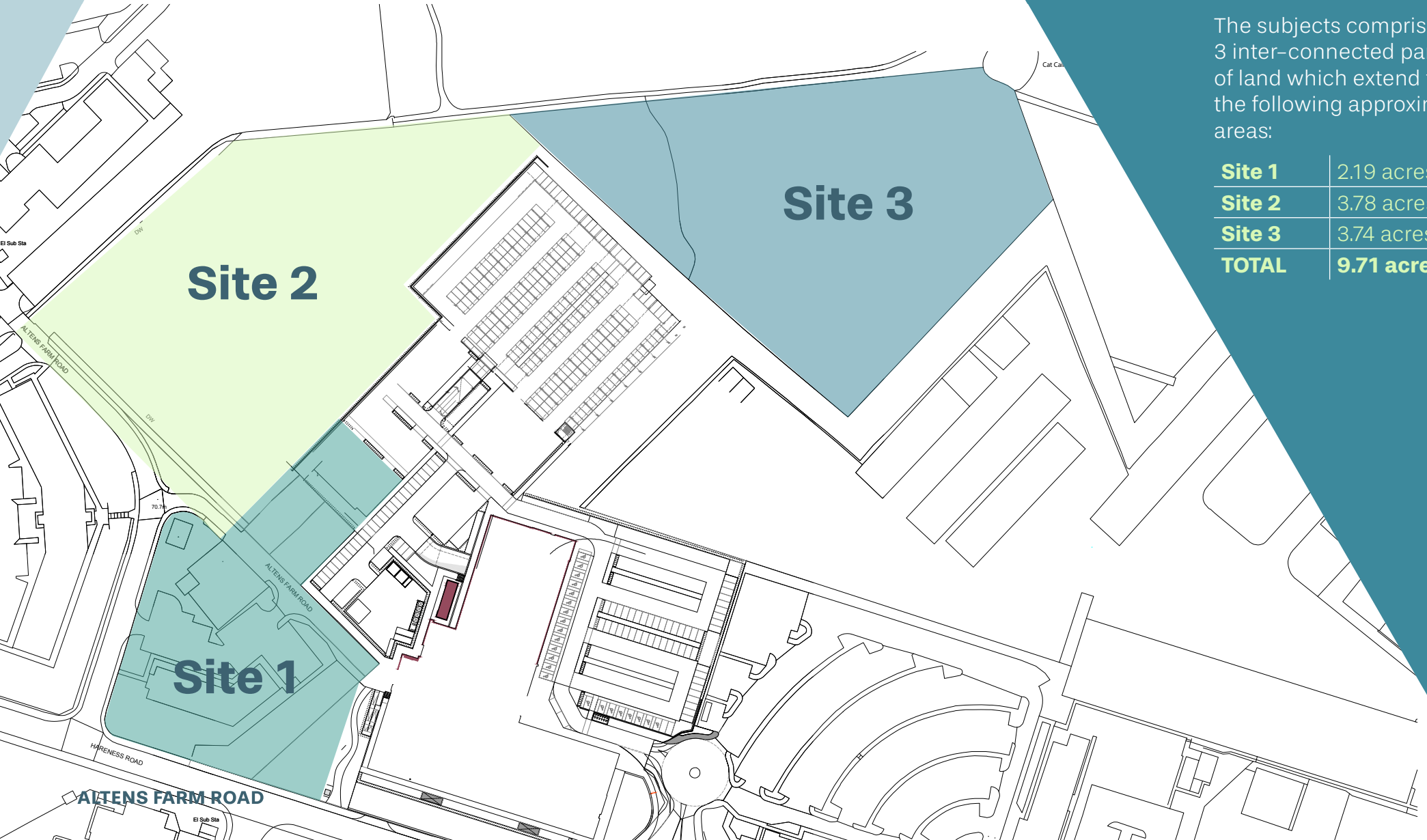
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DESCRIPTION

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The subjects comprise of 3 inter-connected parcels of land which extend to the following approximate areas:

Site 1	2.19 acres
Site 2	3.78 acres
Site 3	3.74 acres
TOTAL	9.71 acres



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TENURE

The subjects are held on a Heritable title, equivalent of English Freehold.

VAT

The property is VAT elected therefore VAT will be payable on the transaction

LEGAL COSTS

Each party will bear its own legal costs in any transaction and the purchaser will be responsible for any LBTT, registration dues and VAT.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

DATA ROOM

A data room has been set up to provide access to the legal documentation. Further details upon request.

PRICING

Offers are invited.

Our client's preference is to sell the sites as a whole, however, consideration could be given to selling individual parcels.

VIEWINGS & FURTHER INFORMATION

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

Iain Landsman
Managing Director

07880 480 298
iain.landsman@hm-re.co.uk



Derren McRae
Senior Director

01224 219 000
derren.mcrae@cbre.com



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