

INDUSTRIAL TO LET

# Units 7 – 9 Forties Industrial Centre

 **HUTCHEON  
MEARNS  
REAL ESTATE**



Hareness Circle, Altens Industrial Estate, Aberdeen, AB12 3LY  
2,597.39 SQ M (27,958 SQ FT)

## LOCATION

The subjects are located within Altens Industrial Estate, the 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*, *Baker Hughes*, *Wood*, *Weatherford* and *Tuffnells*.

## DESCRIPTION

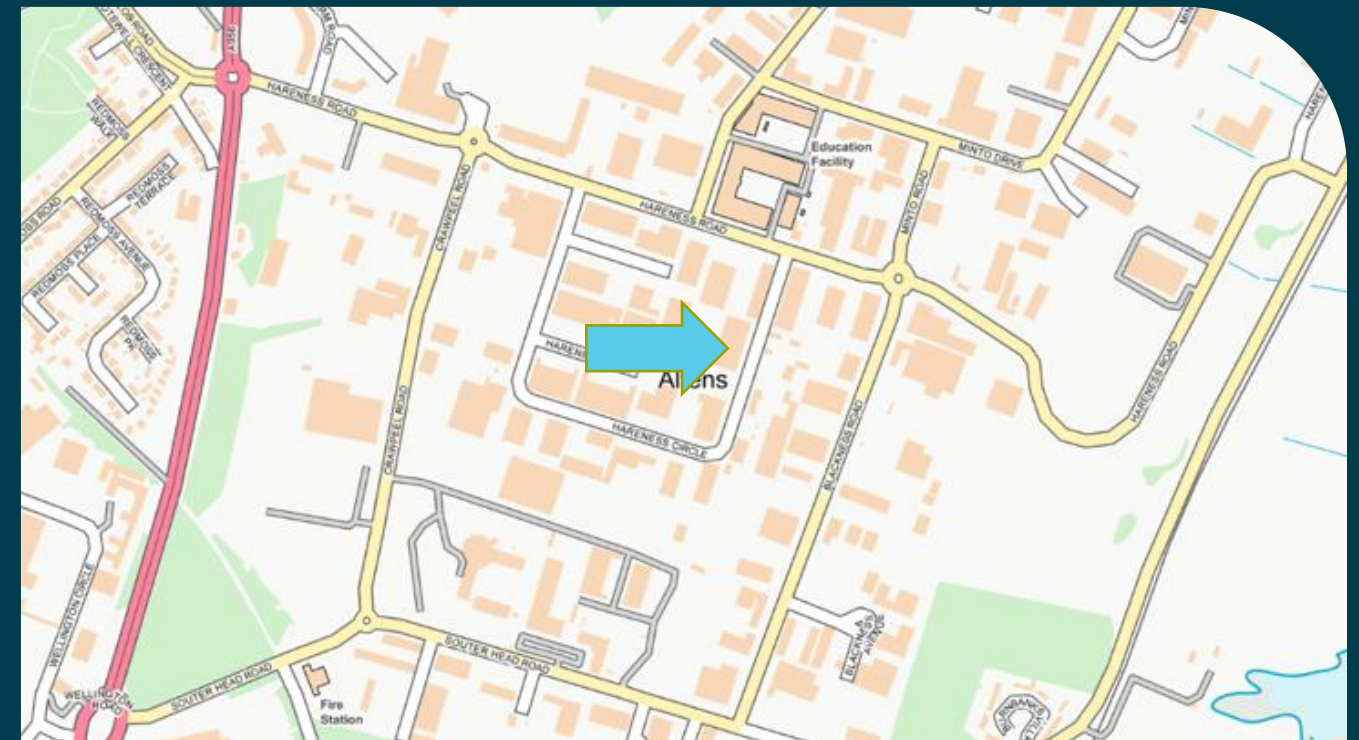
Forties Industrial Centre comprises a multi-let industrial scheme comprising of 9 individual units over two terraces of warehouse accommodation.

The subjects comprise a detached terraced of 3 inter-connected units. Internally, the subjects comprise of workshop space together with ancillary office accommodation and staff facilities.

The subjects benefit from the following specification:

- Steel portal frame construction with concrete floors
- Insulated pressed steel cladding
- 7 metre eaves height
- High bay LED lighting
- Vehicle access via a number of electric roller shutter doors
- 3 phase power supply
- Secure mono block yard area

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## ACCOMMODATION

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

	Sq M	Sq Ft
Office (Gnd Floor)	309.15	3,328
Warehouse	2,288.24	24,630
<b>TOTAL</b>	<b>2,597.39</b>	<b>27,958</b>

The units benefit from a secure yard area to the front which extends to approximately 1,942.20 sq m (20,906 sq ft).

## RENTAL

£230,000 per annum.

All rents quoted are exclusive of VAT and payable quarterly in advance.

## SERVICE CHARGE

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate.

Further details are available on request.

## RATEABLE VALUE

The property will be required to be re-assessed following occupation to reflect the change in configuration post refurbishment.



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# ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

## VIEWINGS & OFFERS




For further information or viewing please contact the joint agents.



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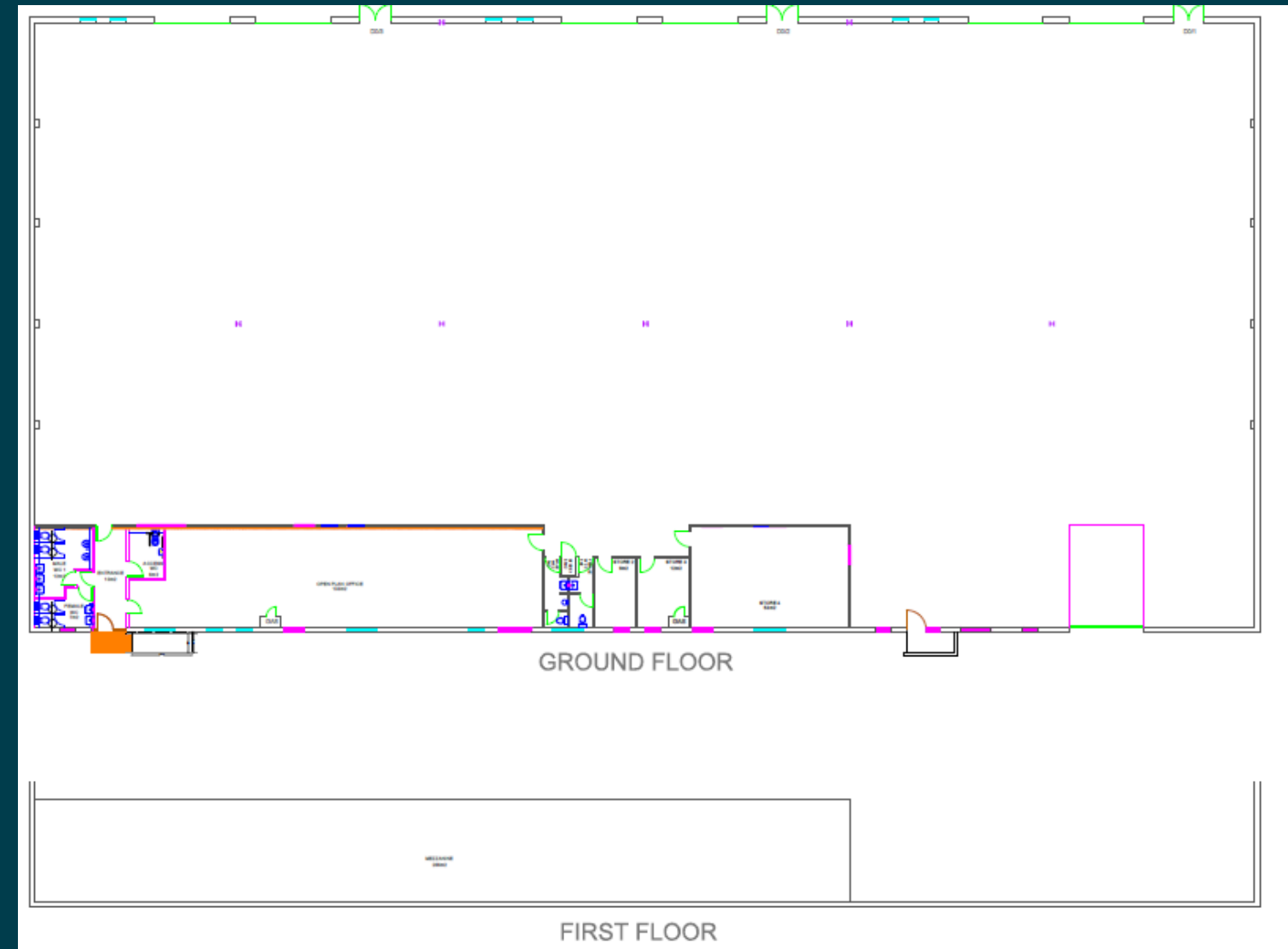
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March 2023

