



TO LET

Units 7 – 9

**FORTIES INDUSTRIAL
CENTRE**

Hareness Circle
Altens Industrial Estate
Aberdeen AB12 3LY

2,597.39 sq m (27,958 sq ft)





TO LET

Units 7 – 9

FORTIES INDUSTRIAL CENTRE

□ 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 Taylors Industrial Waste, Baker Hughes, Wood, Weatherford and Tuffhells.



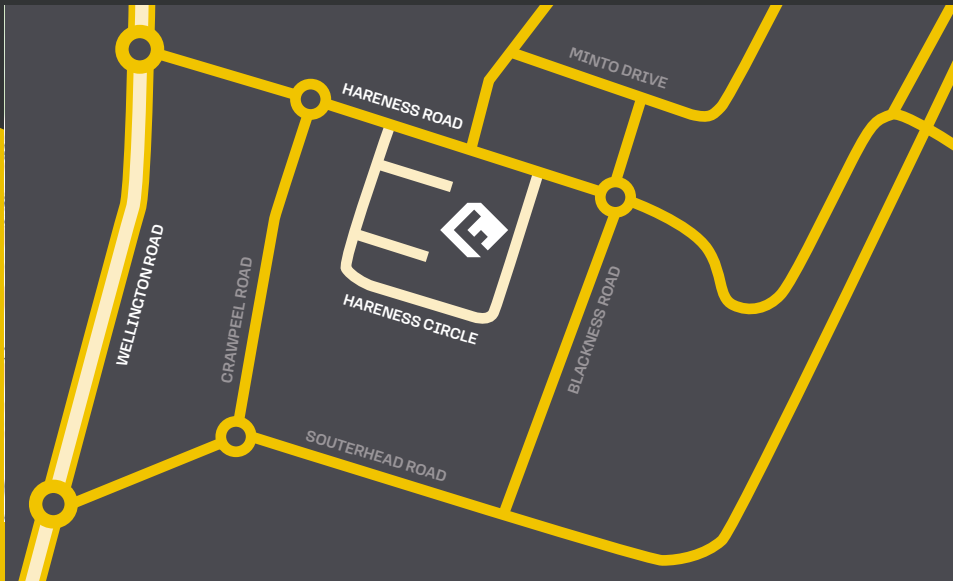
□ DESCRIPTION

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

The subjects comprise a stand alone unit with car parking at the front and a secure yard to the rear. 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 7 electric roller shutter doors
- 3 phase power supply
- Secure mono block yard area
- Drive through facility for articulated lorries



South Harbour

Hareness Road

Units
7-9

Hareness Circle





TO LET

Units 7 - 9

FORTIES INDUSTRIAL CENTRE

▣ ACCOMMODATION

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

	Sq M	Sq Ft
Office (Cnd Floor)	309.15	3,328
Warehouse	2,288.24	24,630
TOTAL	2,597.39	27,958

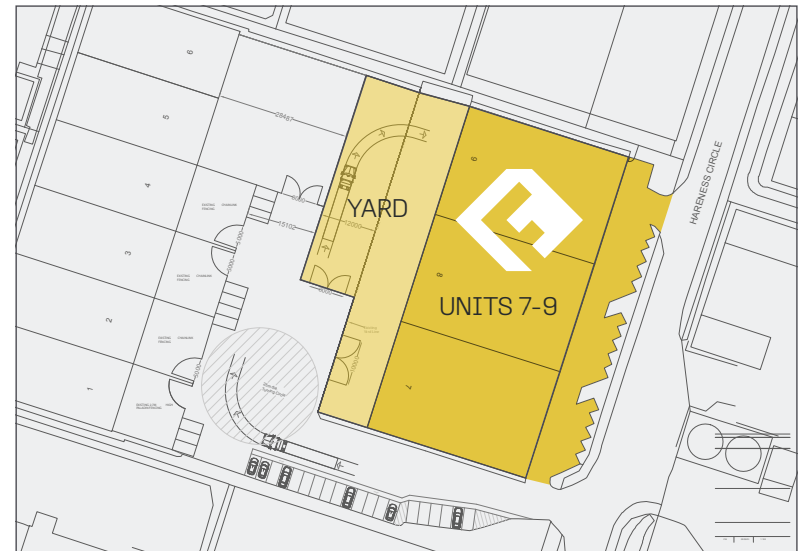
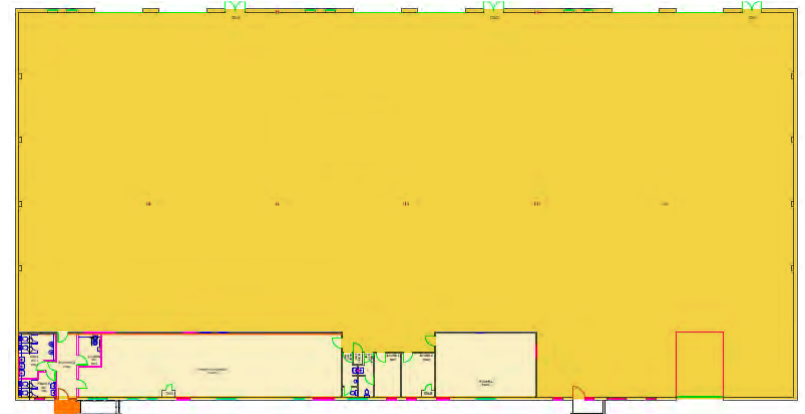
The units benefit from a secure yard area to the rear which extends to approximately 1,942.20 sq m (20,906 sq ft). Car parking for 16 vehicles is provided to the front of the unit.

▣ RENTAL

£250,000 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.





Units 7 – 9

FORTIES

INDUSTRIAL CENTRE





▫ **RATEABLE VALUE**

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

▫ **ENERGY PERFORMANCE CERTIFICATE**

Further information is available upon request.

▫ **VIEWINGS & OFFERS**

For further information or viewing please contact the joint agents.

Iain Landsman
Managing Director
07880 480 298
iain.landsman@hm-re.co.uk



Paul Richardson
Partner
01224 588 866
paul.richardson@ryden.co.uk



Important Notice. Hutcheon Mearns Real Estate Limited and Ryden, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hutcheon Mearns Real Estate Limited and Ryden have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. May 2023

