

INDUSTRIAL TO LET

# Hareness Circle

 **HUTCHEON  
MEARNS  
REAL ESTATE**



Hareness Circle, Altens Industrial Estate, Aberdeen, AB12 3LY  
1,205.70 SQ M (12,978 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.*

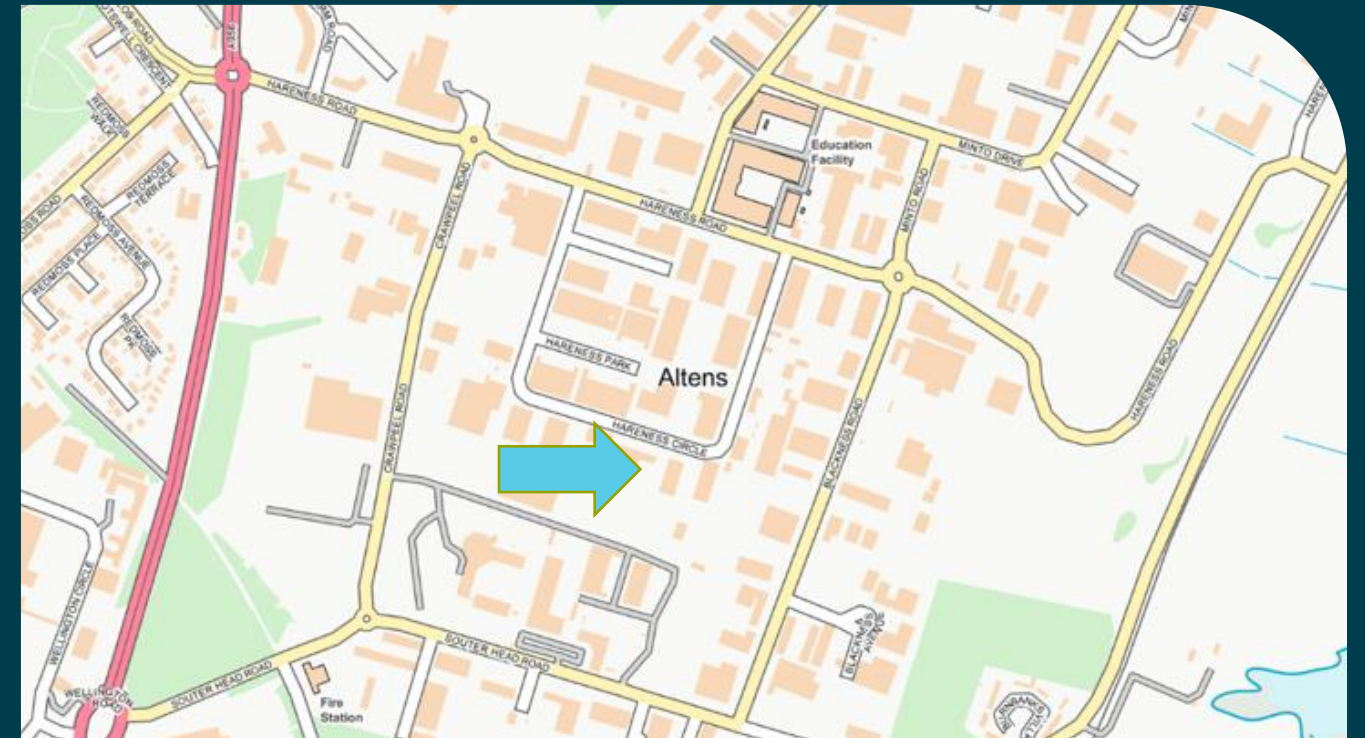
## DESCRIPTION

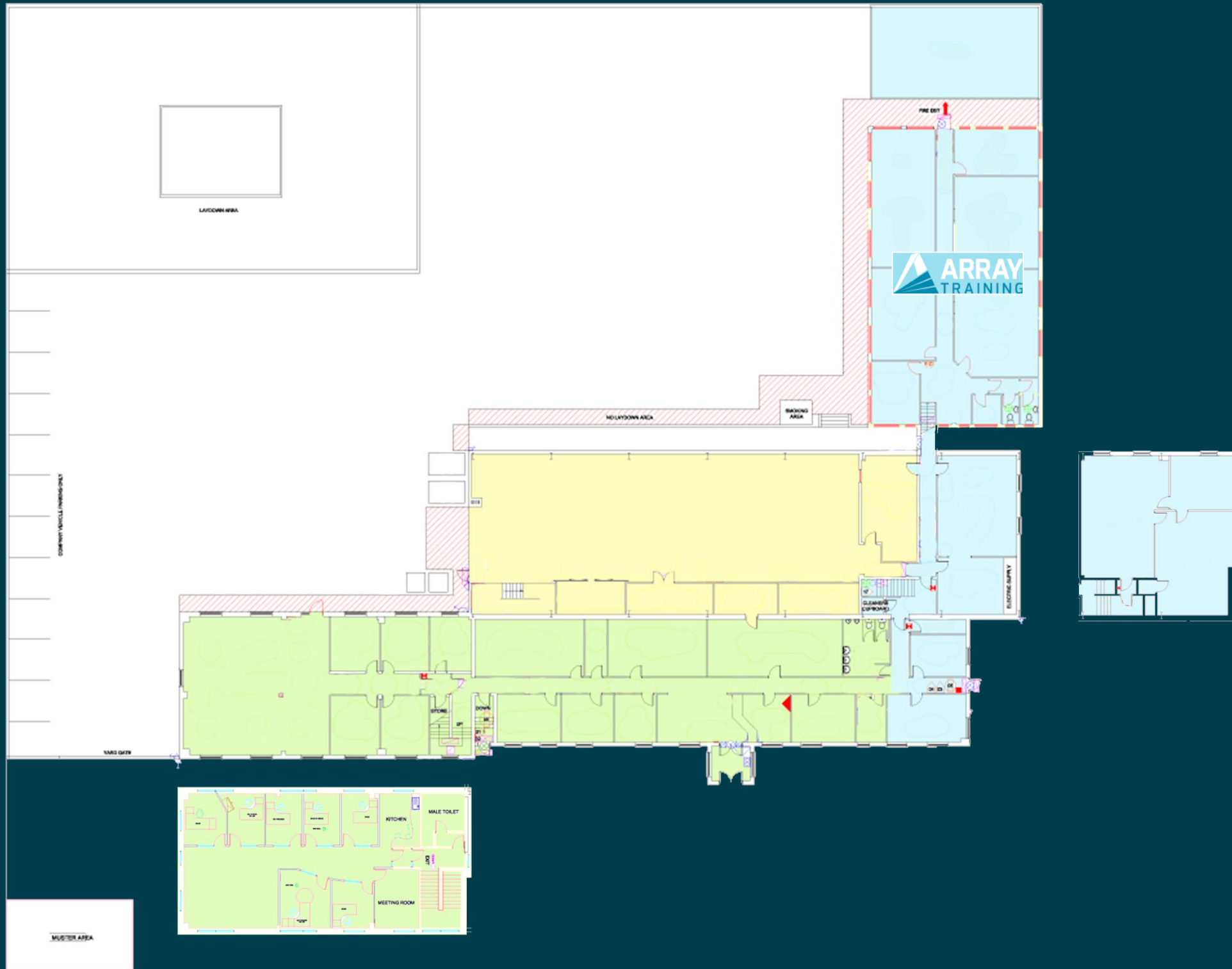
The subjects comprise a detached industrial facility with two-storey offices and car parking plus substantial yard area situated within a self-contained site.

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:

- 6 metre eaves height
- High bay lighting
- Vehicle access via an electric roller shutter door (4.5m w; 4.5m h)
- 1 no. overhead crane – 5 tonnes
- Secure yard area





## FLOOR AREAS

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

Demise	Sq M	Sq Ft
Offices	762.34	8,206
Warehouse	370.56	3,989
Mezzanine	72.80	784
<b>TOTAL</b>	<b>1,205.70</b>	<b>12,978</b>

Concrete Yard	1,373.83	14,788
Hardcore Yard	937.00	10,090

Note: The light blue area is excluded from the building as is occupied by Array Training who have their own dedicated entrance to the side of the property.

## RENT

£130,000 per annum.

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

## RATEABLE VALUE

The property currently forms part of a larger entry and requires to be re-assessed upon occupation. An indication of the likely rates payable can be provided.

## ENERGY PERFORMANCE CERTIFICATE

Further information is available upon request.

## ENTRY

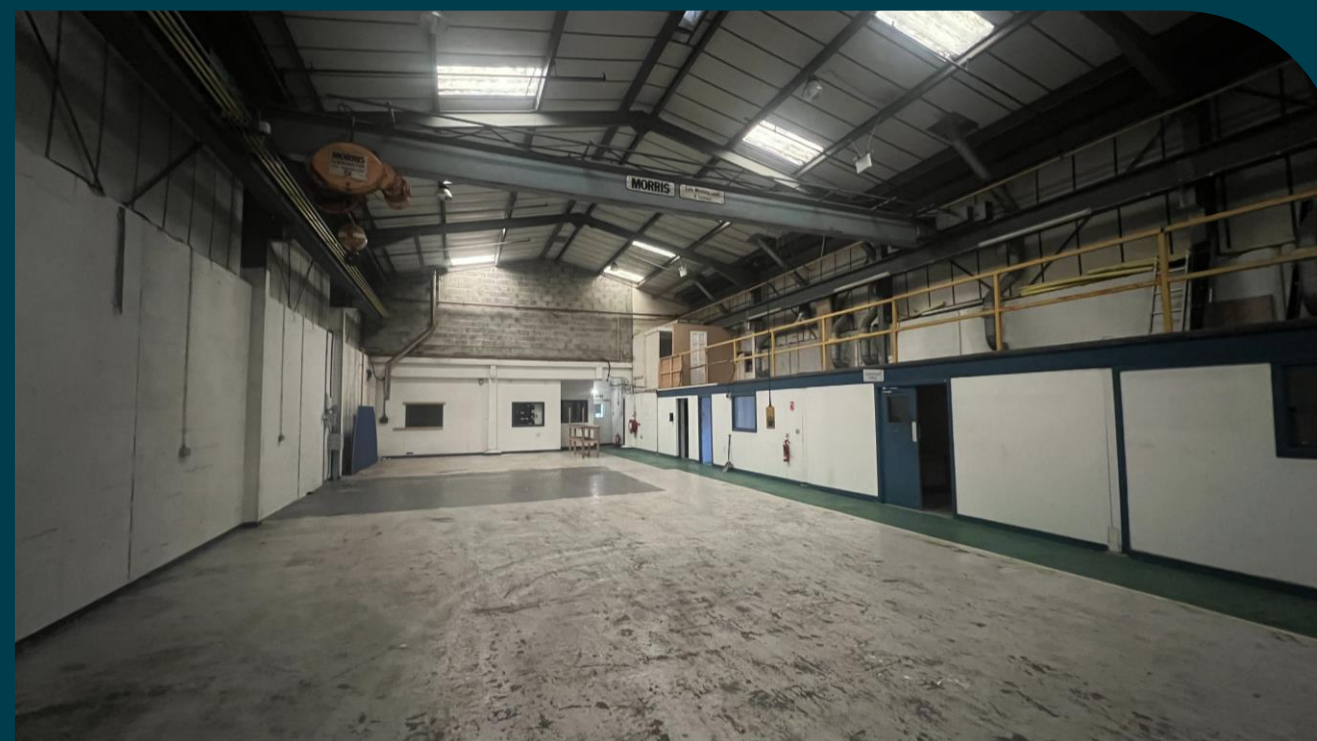
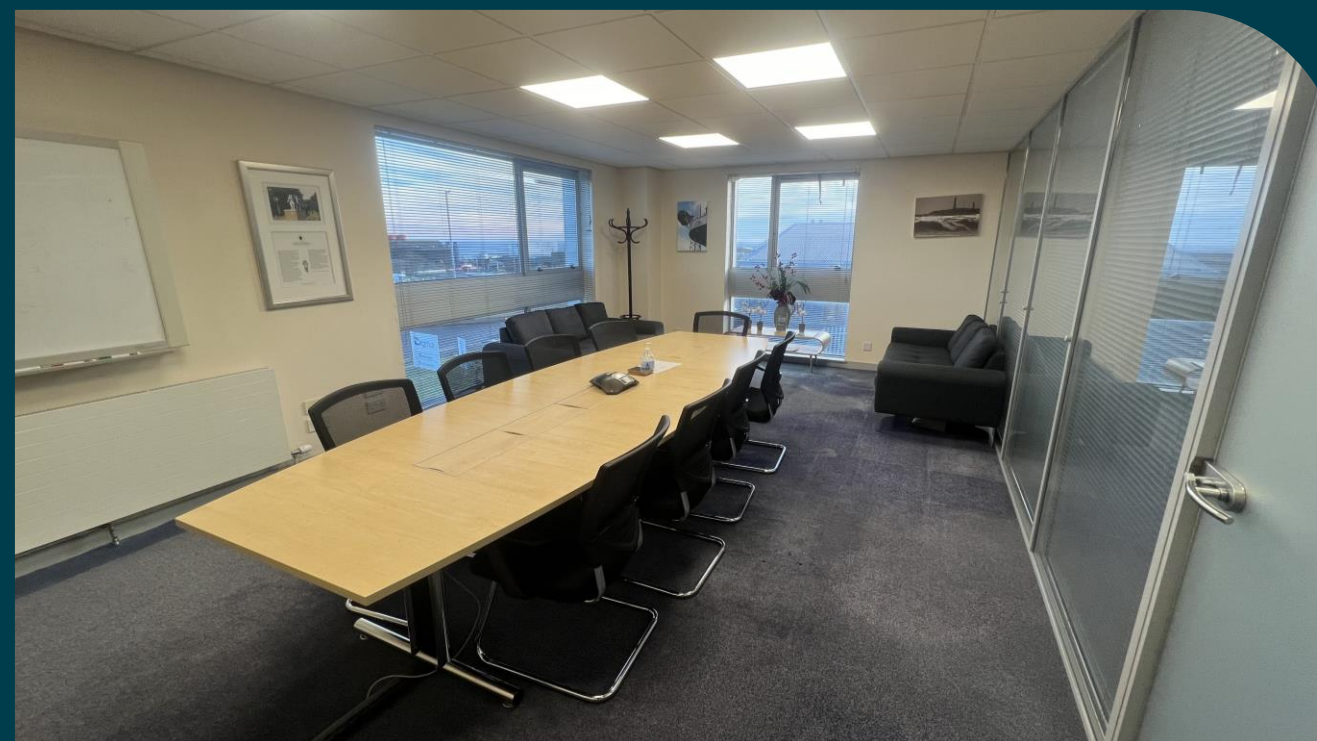
To be agreed.

## LEGAL COSTS

Each party will be responsible for their own legal costs. The ingoing occupier 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.





## VIEWINGS & OFFERS

For further information or viewing please contact the sole letting agent:

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May 2024

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