



TO LET

INDUSTRIAL UNIT WITH OFFICES

Located within an established
industrial location

Rental - £57,260 per annum

Gross Internal Area – 629.04sqm
(6,771sqft)

End Terrace unit with secure
yard / car parking



FIND ON GOOGLE MAPS

**UNIT 10 HARENESS PARK, HARENESS CIRCLE, ALTENS
INDUSTRIAL ESTATE, ABERDEEN, AB12 3LY**

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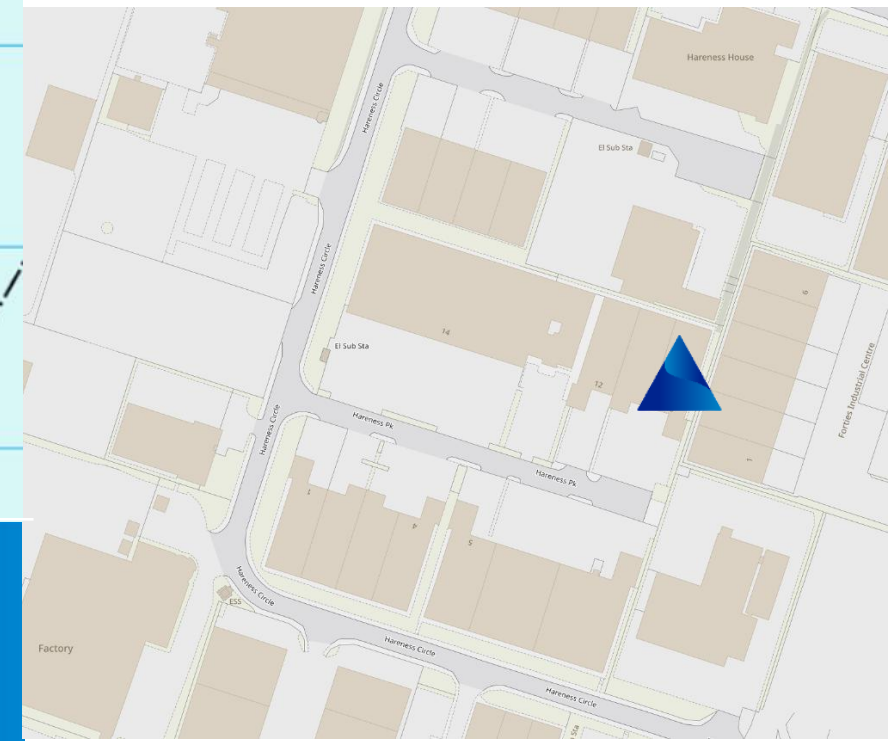
Location

UNIT 10 HARENESS PARK, HARENESS CIRCLE,
ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LY



The subjects are located within an established industrial estate within the Altens area of Aberdeen. The estate is located within close proximity to Hareness Road and the A956 connecting Aberdeen with the South. The City Centre is located two miles to the North.

The AWPR Charleston Interchange is located just a short distance from the property which provides rapid access to the north of Aberdeen. Commercial Occupiers within the nearby vicinity include Expro, Taylors Industrial Services and Peterson Freight Management.



Industrial Unit with Office



Description

UNIT 10 HARENESS PARK, HARENESS CIRCLE,
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The subjects comprise of an end terraced industrial unit and is of a steel portal frame construction with a pitched roof over incorporating translucent roof panels along with a single storey office of blockwork construction with a flat roof over. The space is laid out to provide warehouse and office accommodation.

Access to the warehouse is via an electric roller shutter door measuring 3.85M wide by 4.30M high or via a pedestrian door via the office accommodation. The flooring is concrete with the walls being painted blockwork. Lighting is provided by a number of high bay fitments. The eaves height is approx. 5.12M. A W.C is accessed directly from the warehouse.

The office accommodation is accessed via a pedestrian door with the floors being primarily vinyl and the walls being painted plasterboard. The ceiling is suspended ceiling incorporating fluorescent light cassettes. Heating within this areas is by via electric wall mounted units.

A further W.C is located within this area.

Accommodation

	m ²	ft ²
Warehouse	557.81	6,004
Office	71.23	767
TOTAL	629.04	6,771

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £37,250pa.

An incoming occupier would have the opportunity to appeal the rateable value.

Lease Terms

Our clients preference is to assign their leasehold interest in the subject however consideration will be given to a sub sublease.

The subjects are currently let on a FRI basis subject to a schedule of condition which commenced on the 3rd September 2024 for a period of 10 years with a 5th year break option. If the break option is not exercised, the rent will be subject to an upward only rent review provision.

Rental

The passing rental is £57,260pa which is payable quarterly in advance.

Service Charge

There is a service charge payable for the upkeep and maintenance of the common areas and further details can be made available upon request.

Energy Performance Certificate

The subjects have an EPC rating of B.

Entry

Immediately upon completion of legal formalities.

VAT

All figures quoted are exclusive of Value Added Tax.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with ingoing tenant liable for LBTT and registration dues in the normal manner.

The cost of obtaining the landlords consent shall be split equally between both parties.

Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



James Morrison

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Melanie Grant

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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