

REFURBISHED INDUSTRIAL UNIT TO LET

HARENESS TRADE PARK

UNIT 1 / 414.83 SQ M - 4,454 SQ FT

HARENESS ROAD, ALTENS INDUSTRIAL ESTATE,
ABERDEEN, AB12 3LE





LOCATION

The subjects are located within Altens Industrial Estate on the west side of Hareness Road close to its junction with Blackness Road and Minto Road.

DESCRIPTION

The subjects comprise 3 terraces of warehouse accommodation. Each terrace varies in configuration but have the following specification:

- > **STEEL PORTAL FRAME CONSTRUCTION WITH CONCRETE FLOORS**
- > **INSULATED PRESSED STEEL CLADDING**
- > **3 PHASE POWER**
- > **ELECTRIC ROLLER SHUTTER DOORS**
- > **8M EAVES HEIGHT**
- > **HIGH BAY LIGHTING**



	Accommodation	Sq M	Sq Ft
Unit 1	Warehouse	336.93	3,627
	Offices	38.45	414
	Mezzanine	38.45	414
	TOTAL	414.83	4,454

HARENESS CIRCLE

HARENESS ROAD

BLACKNESS ROAD



UNIT 1 -
VACANT

eurocell

CityFibre

UNIT 8 -
VACANT

FordRetail





LEASE TERMS

Our clients are seeking to lease the premises on a Full Repairing and Insuring basis for a period to be agreed.

RENT

£33,000 per annum.

Warehouse - £7.50 per sq ft

Office - £12.00 per sq ft

Incentives available depending on lease terms.

RATEABLE VALUE

Unit 1 - to be re-assessed upon occupation. An indication of rates payable can be provided.

ENERGY PERFORMANCE CERTIFICATE

Unit 1TBC

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information, please contact the joint letting agents:



2 Queens Road
Aberdeen, AB15 4ZT

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COMMERCIAL PROPERTY CONSULTANTS

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