

INDUSTRIAL

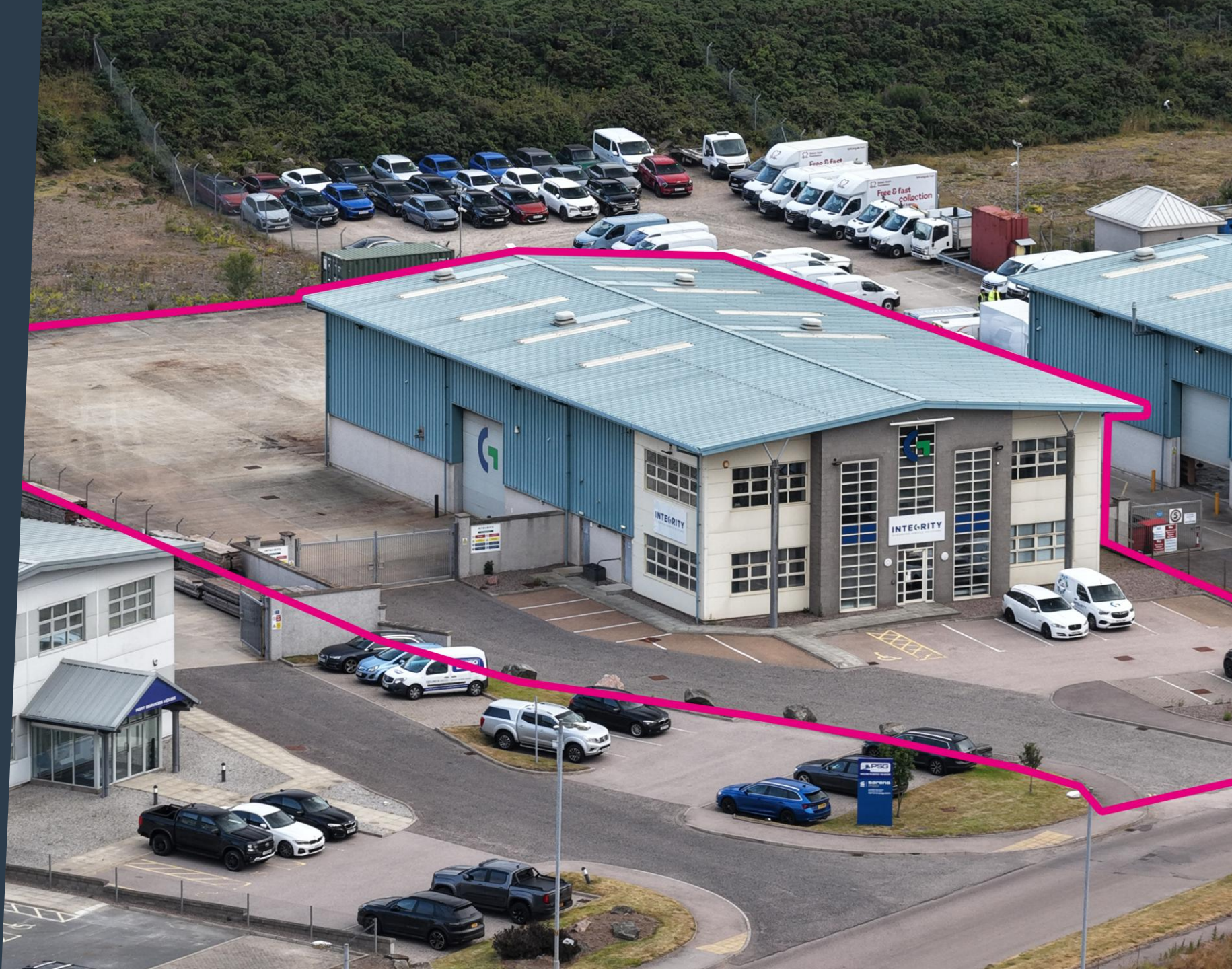
FOR SALE / MAY LET

LANDED.
Real Estate

Unit 12B Peterseat Park

Altens, Aberdeen, AB12 3HT

828.5 sq m (8,918 sq ft)



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Location

Peterseat Park is located within Altens Industrial Estate, in the heart of the Energy Transition Zone (ETZ). The ETZ comprises approximately 250 hectares and will act as a catalyst for offshore renewables, with a primary objective of advancing the net zero agenda. ETZ Ltd, a private sector-led company spearheading this initiative, is investing in specialist campuses within the ETZ to support the energy transition.

Peterseat Park is located approximately 3 miles south of Aberdeen city centre and benefits from easy access to the main trunk road network via Hareness Road.





Description

12B is a modern detached office and industrial building of steel portal frame construction, with a secure concrete surfaced yard to the side and rear. The building benefits from:

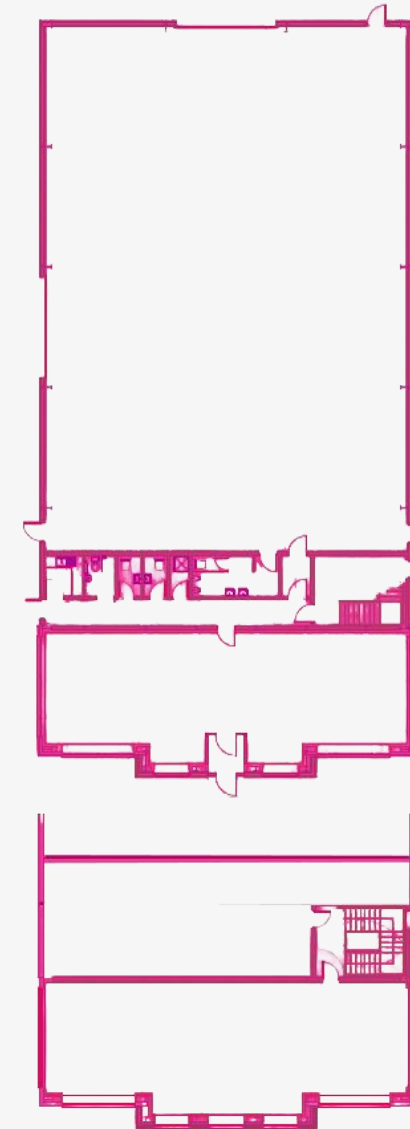
- Eaves height of 7m
- Concrete floor
- High bay lighting
- 10 tonne crane
- 2 x electrically operated roller shutter doors
- LED lighting
- Refurbished largely open plan office accommodation at first floor
- Reception and meeting areas at ground floor
- Secure concrete yard
- Parking

Accommodation

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

Demise	Sq M	Sq M
Warehouse	470.5	5,064
Office (incl. welfare)	308.0	3,315
Mezzanine	50.0	539
TOTAL	828.5	8,918

The subjects benefit from a large secure concrete yard extending to 828.5 sq m (16,361 sq ft).



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Price

£1.1 million, excluding VAT

Rental

Consideration may be given to a long term (10 years +) lease.

Rent on application.

Rateable Value

£101,000, effective from 1 April 2026

Rates Payable - £57,368

Energy Performance Certificate

EPC Rating - E67

Further information is available upon request.

Entry

Immediate upon conclusion of missives.

Value Added Tax

All figures quoted are exclusive of Value Added Tax (VAT).





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Anti Money Laundering

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 joint agents.

LANDED.
Real Estate

Iain Landsman

07880 480 298

iain@landed.realestate

David Gavan

07542 236 464

david@landed.realestate

FG Burnett

Jonathan Nesbitt

01224 597 531

jonathan.nesbitt@fgburnett.co.uk

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