

TO LET

MODERN WAREHOUSE UNITS WITH  
OFFICES & CAR PARKING  
IN ALTENS INDUSTRIAL ESTATE

Unit 10 - 6,775 sq ft  
Unit 14 - 35,954 sq ft



# HARENESS PARK



ABERDEEN AB12 3LY



## ABERDEEN

Aberdeen is Scotland's third largest city and is widely regarded as the energy capital of Europe. It is also the administrative centre for North East Scotland. The city has a population of approximately 220,000 people with a catchment population in excess of 500,000 people.

The city is one of the most prosperous cities in the UK and has the highest regional business birth rate of any city outside London.

Notwithstanding Aberdeen's prominence as a centre of excellence for the energy centre, the city benefits from a diverse economy, with the financial and business services sectors accounting for 25% of employment within Aberdeen. The city also benefits from housing two universities and seven major research institutions, and an unemployment rate of 2.3%, which is one of the lowest in Scotland and well below the UK average.

## LOCATION

Aberdeen is located in the North East of Scotland, approximately 65 miles north of Dundee, 127 miles to the north of Edinburgh and 150 miles to the north east of Glasgow. The city boasts excellent transport links with the rest of Scotland, the UK and indeed Europe. The A90, A9, and A96 trunk roads offer direct links to Edinburgh, Glasgow, Dundee and Inverness. Travel time by road or rail to both Edinburgh and Glasgow is approximately 2.5 - 3 hours, while the East Coast train line provides direct rail travel to London.

Aberdeen International Airport is located approximately 5 miles north west of the city centre and provides flights to a variety of domestic and international locations including London, Frankfurt, Amsterdam, Paris and Barcelona.

The airport offers 30 direct flights a day to London alone. The city also houses the world's busiest heliport and transfers 500,000 people annually to the offshore platforms.

## SITUATION

Hareness Park is situated within Altens Industrial Estate, which is generally regarded as one of the best industrial locations within Aberdeen. The estate is located approximately three miles to the south of the city centre, adjacent to the A956, one of the main arterial routes into Aberdeen from the south. Hareness Park occupies a prominent position on Hareness Circle. Nearby occupiers include Maersk Oil North Sea UK, Odfjell Drilling Ltd, GE Oil & Gas, Total, Wood Group, Weatherford and Shell.

## NEIGHBOURING OCCUPIERS



## THE ENERGY SECTOR

Unlike any other city in the UK, Aberdeen's economic performance depends heavily on the fortunes of the oil and gas industry. Whilst falling oil production has impacted on UK economic growth over the past two years, sustained high oil prices and Government tax relief measures have spurred massive capital investment, which in turn has stimulated economic activity in the city. Major commitments include the £4.5bn Claire Ridge project to the West of Shetland and Statoil's £6bn commitment in the Mariner and Bressay fields.

In addition, a number of key infrastructure projects will also enhance Aberdeen's long term inward investment and growth prospects. Capacity at Aberdeen International Airport has been increased by a £124m runway extension, whilst the Aberdeen Western Peripheral Route (AWPR) is under construction and due for completion in 2018.

There is also a drive for Aberdeen to become a centre for both decommissioning and renewable energies. This is being actively supported by the Scottish Government, as evidenced by their promotion of the Energetica corridor. This will provide sites for dedicated technology parks and assistance with technology funding.

## DESCRIPTION

The property comprises four terraces of industrial accommodation of steel portal frame construction, finished externally in a combination of profile metal sheeting and brickwork. The roofs are pitched in style and clad in profile metal sheeting with eaves heights ranging from 7.5m to 15m. The specification of the units includes office and toilet facilities and roller shutter door access, and the majority of the units benefit from secure fenced parking / yard space.

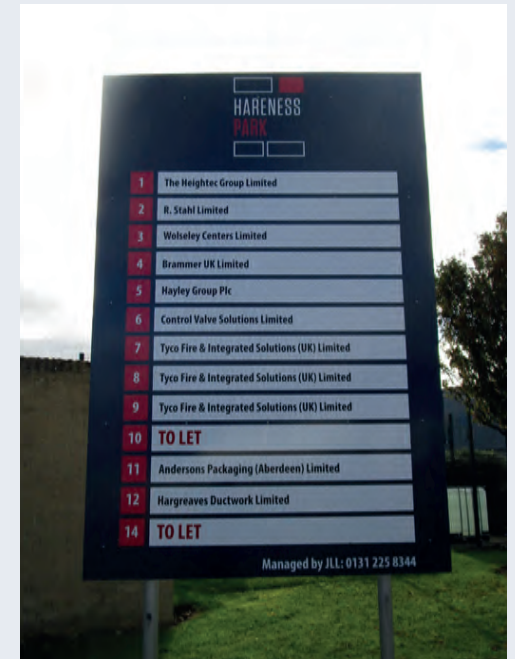
The estate provides a total of 10,668 sq m (114,828 sq ft) of accommodation. This consists of 9,076 sq m (97,695 sq ft) of warehouse accommodation, with an additional 1,592 sq m (17,133 sq ft) of office accommodation and ancillary yard space. The site extends to 2.52 Ha (6.23 acres) with a total site coverage of 43%.

The estate is in excellent condition, with a number of the units having recently been refurbished by the landlord, at a total cost of in excess of £700,000.



## KEY HIGHLIGHTS

- ▶ Steel portal frame construction with concrete floors
- ▶ Insulated pressed steel cladding
- ▶ 3 phase power and gas heating
- ▶ Steel roller shutter doors
- ▶ 7.5m to 15m eaves heights
- ▶ Office and yard areas with each unit
- ▶ Energy efficient lighting
- ▶ Secured fenced yards



## UNIT 10

Modern warehouse unit with offices  
6,775 sq ft

### DESCRIPTION

Unit 10 comprises of a modern high bay warehouse with offices and car parking. The offices comprise a single-storey structure under a flat felt covered roof. Internally, there are a number of offices, private meeting rooms and staff welfare facilities. The floors are covered with non-slip hard wearing lino throughout and the walls are painted plasterboard. There is a suspended ceiling incorporating Cat 2 lighting. The workshop is of steel portal frame construction with concrete walls to dado height and profiled steel insulated clad roof. The floor is painted concrete. Access to the workshop is provided by way of a steel roller shutter door. The internal eaves height is 7m and there is a 3 phase power supply.

### ACCOMMODATION

The foregoing measurements have been calculated in accordance with the RICS Property Measured 1st Edition, incorporating the International Property Measurement Standards (IPMS 3), as follows:

Warehouse	558 sq m	6,007 sq ft
Office	71 sq m	768 sq ft
Total	629 sq m	6,775 sq ft

### REFURBISHMENT WORK

The unit has now been refurbished to a very high standard.

### SERVICES

The property is served with mains water, gas, electricity and drainage. However, interested parties should satisfy themselves regarding the detailed location and capacity of the services.

### EPC

The unit has an EPC Rating of B. A copy of EPC and Recommendations Report can be made available upon request.

### RATEABLE VALUE

The premises are entered in the current Valuation Roll with a Rateable Value of £45,250.

### RENT

£60,000 per annum, payable quarterly in advance.

### SERVICE CHARGE

£2,120 per annum exc VAT.

### VAT

All prices quoted are exclusive of VAT.

### LEGAL COSTS

Each party will be liable for their own legal costs incurred during the transaction. As is normal, the ingoing tenant will be liable for any LBTT and registration dues, where applicable.



## UNIT 14

Industrial/Logistics  
35,954 sq ft

### DESCRIPTION

Unit 14 comprises of a modern high bay warehouse with offices, yard and car parking.

The offices comprise a single-storey structure under a flat felt covered roof. Internally, there are a number of offices, private meeting rooms and staff welfare facilities. The floors are carpeted throughout and the walls are painted plasterboard. There is a suspended ceiling incorporating Cat 2 lighting.

The workshop is of steel portal frame construction with concrete walls to dado height and profiled steel insulated clad roof. The floor is painted concrete. Access to the workshop is provided by way of steel roller shutter doors. The internal eaves height is 7m and there is a 3 phase power supply.

### ACCOMMODATION

The foregoing measurements have been calculated in accordance with the RICS Property Measured 1st Edition, incorporating the International Property Measurement Standards (IPMS 3), as follows:

Warehouse	2,791 sq m	30,050 sq ft
Office	548 sq m	5,904 sq ft
Yard	2,675 sq m	3,200 sq yds

### REFURBISHMENT WORK

The unit has now been refurbished to a very high standard.

### SERVICES

The unit benefits from mains water, gas, electricity and drainage.

However, interested parties should satisfy themselves regarding the detailed location and capacity of the services.

### EPC

The unit has an EPC Rating of D. A copy of EPC and Recommendations Report can be made available upon request.

### RATEABLE VALUE

The premises are entered in the current Valuation Roll with a Rateable Value of £223,000.

### RENT

£320,000 per annum exc VAT.

### SERVICE CHARGE

£12,300 per annum exc VAT.

### VAT

All prices quoted are exclusive of VAT.

### LEGAL COSTS

Each party will be liable for their own legal costs incurred during the transaction. As is normal, the ingoing tenant will be liable for any LBTT and registration dues, where applicable.





## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint letting agents:

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