



TO LET

Units 5 – 6

FORTIES INDUSTRIAL CENTRE



Hareness Circle
Altens Industrial Estate
Aberdeen AB12 3LY

890.10 SQ M (9,581 SQ FT)





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▣ LOCATION

The subjects are located within Altens Industrial Estate, the 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 Taylors Industrial Waste, Baker Hughes, Wood, Weatherford and Tuffhells.



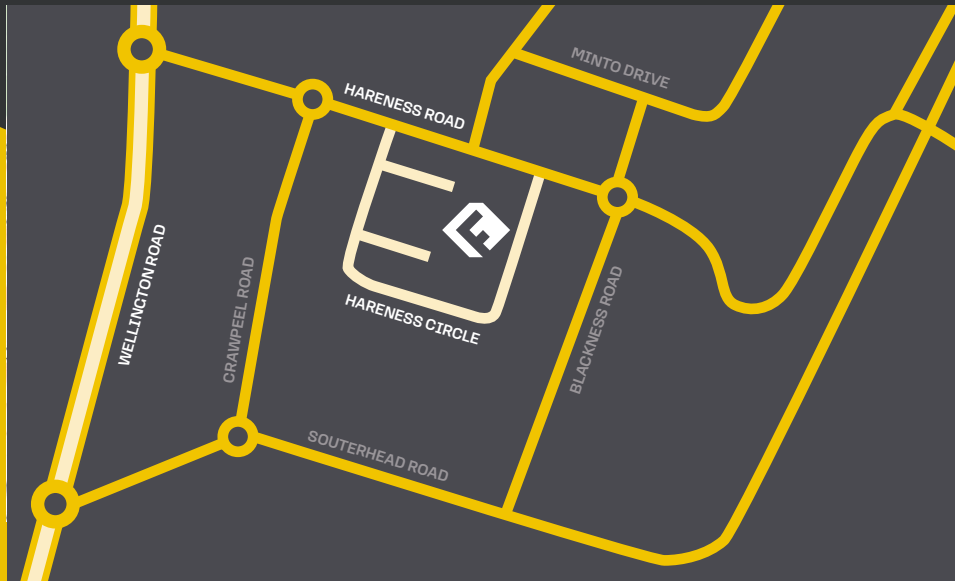
▣ DESCRIPTION

Forties Industrial Centre comprises a multi-let industrial scheme comprising of 9 individual units over two terraces of warehouse accommodation.

The subjects comprise an end-terraced of 2 inter-connected units. Internally, the subjects comprise of workshop space together with ancillary office accommodation and staff facilities.

The subjects benefit from the following specification:

- Steel portal frame construction with concrete floors
- Insulated pressed steel cladding
- 6 metre eaves height
- High bay LED lighting
- Vehicle access via a number of electric roller shutter doors
- 3 phase power supply
- Secure mono block yard area





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▫ **ACCOMMODATION**

The premises extend to the following approximate gross internal floor areas: The units benefit from a secure yard area to the front which extends to approximately 642.88 sq m (6,920 sq ft).

Unit 5	Sq M	Sq Ft
Office	70.75	762
Warehouse	373.40	4,019
SUB TOTAL	444.15	4,781

Unit 6	Sq M	Sq Ft
Warehouse	445.95	4,800
TOTAL	890.10	9,581

The units benefit from a secure yard area to the front which extends to approximately 980 sq m (10,556 sq ft).

▫ **RENTAL**

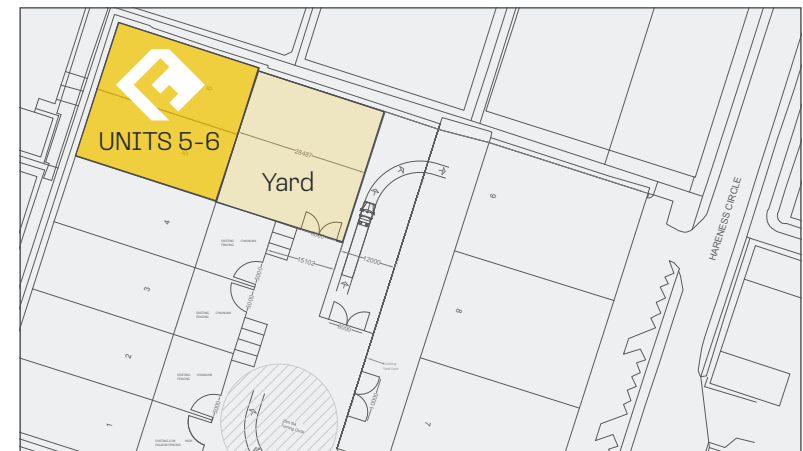
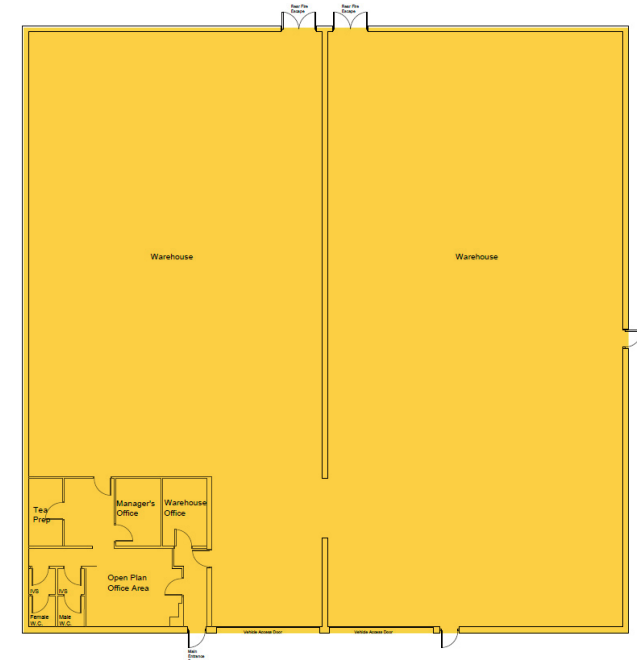
£80,000 per annum.

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

▫ **SERVICE CHARGE**

The tenant will be responsible for the payment of a service charge in relation to the maintenance, upkeep and repair of the common areas of the estate.

Further details are available on request.





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INDUSTRIAL CENTRE





▫ **RATEABLE VALUE**

£53,000, effective from 1 April 2023.

▫ **ENERGY PERFORMANCE CERTIFICATE**

Further information is available upon request.

▫ **VIEWINGS & OFFERS**

For further information or viewing please contact the joint agents.

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