



TO LET

INDUSTRIAL UNIT WITH OFFICE

Located within an established industrial location

Rental - £19,000 per annum

Gross Internal Area – 225.19 sqm (2,424 sqft)

Mid Terraced Unit



FIND ON GOOGLE MAPS

**UNIT 7 ALTENS TRADE CENTRE, HARENESS CIRCLE, ALTENS,
ABERDEEN, AB12 3LY**

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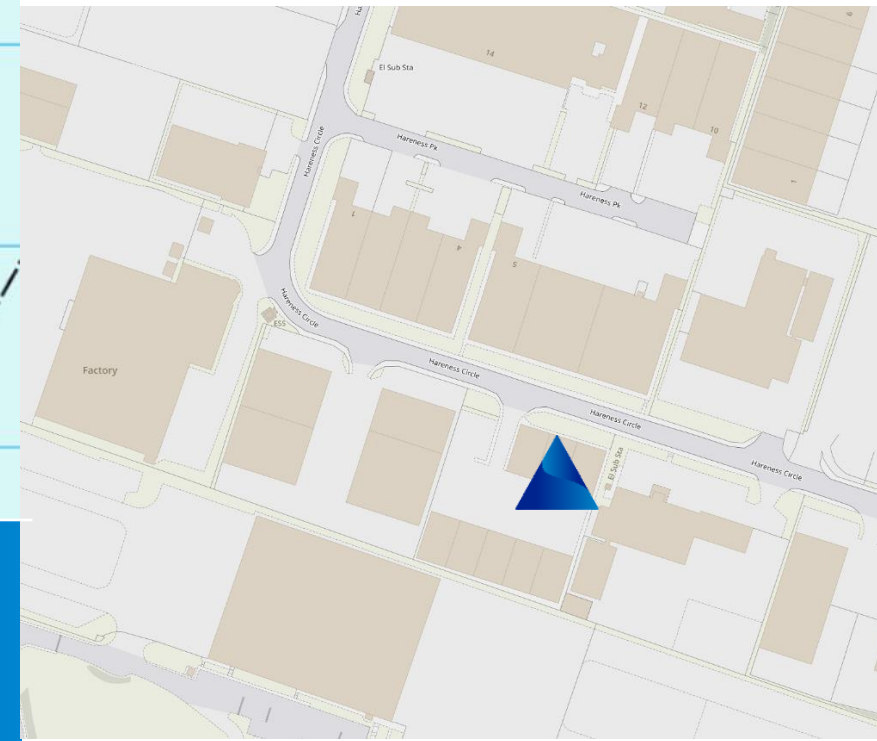
Location

UNIT 7 ALTENS TRADE CENTRE, HARENNESS CIRCLE, ALTENS, 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 Harenness 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 7 ALTENS TRADE CENTRE, HARENESS CIRCLE,
ALTENS, ABERDEEN, AB12 3LY



The subjects comprise of a mid terraced industrial unit located within Altens Trade Centre and is laid out to provide office and warehouse accommodation

The property is of a steel portal frame construction with a pitched roof over incorporating translucent roof panels. Access is via a pedestrian or roller shutter door.

Internally, within the warehouse the flooring is painted concrete with the walls being painted blockwork to dado height and to the inside face of the cladding thereafter. Artificial lighting is provided via LED fitments .

The office flooring is carpet with the walls and ceilings being painted with lighting provided LED fitments.

A W.C and kitchenette is located within this area.

Accommodation

	m ²	ft ²
Warehouse	191.85	2,065
Office	33.34	359
TOTAL	225.19	2,424

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 £17,000pa.

The Uniform Business Rate for 2024/2025 is 49.8p in the £. The rates payable are therefore £8,466.

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

Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

Services

Mains electricity, water and drainage are installed.

Rental

£19,000 per annum, exclusive.

Energy Performance Certificate

Available upon request.

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 the ingoing tenant liable for LBTT and registration dues in the normal manner.

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

james.morrison@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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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