

**TO LET** INDUSTRIAL UNITS WITH LARGE CANOPY AND SECURE YARD

# UNITS 1 & 2

Altens Lorry Park, Hareness Road, Aberdeen, AB12 3LE



## Key Highlights

- Excellent access to A90/AWPR
- Prominent position within Altens Lorry Park
- Concrete Yard
- EPC rating of A

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## Location

The premises are located in a prominent position within Altens Lorry Park which is located off Hareness Road within Altens Industrial Estate as can be seen in the above location plan. Altens is a popular industrial location situated approximately 2.7 miles south of the city centre adjacent to the A956, one of the main arterial routes into Aberdeen from the south. The nearest A90/AWPR junction is located approximately 2.3 miles south. Aberdeen's new south harbour is also in close proximity. Nearby occupiers include Wood, Fedex, Weatherford, Wolseley UK and Edmundson Electrical.

## Description

The facility consists of two industrial units, large canopy and secure concrete yard. There is also office and welfare accommodation contained within a shared building.

The industrial units are of steel portal frame construction and feature three roller shutter doors for vehicle access, LED lights and an eaves height of 5.5m.

The canopy is of steel portal frame construction and benefits from LED lighting. The canopy is open at the front to allow easy access for vehicles. There is a large concrete yard to the front of the canopy which can also be used for parking, storage and circulation.

The office accommodation features painted plasterboard walls, fluorescent strip lighting throughout, perimeter trunking and electric panel heating. There is a mix of vinyl flooring and carpet tiles.

The facility also features 6 designated car parking spaces.

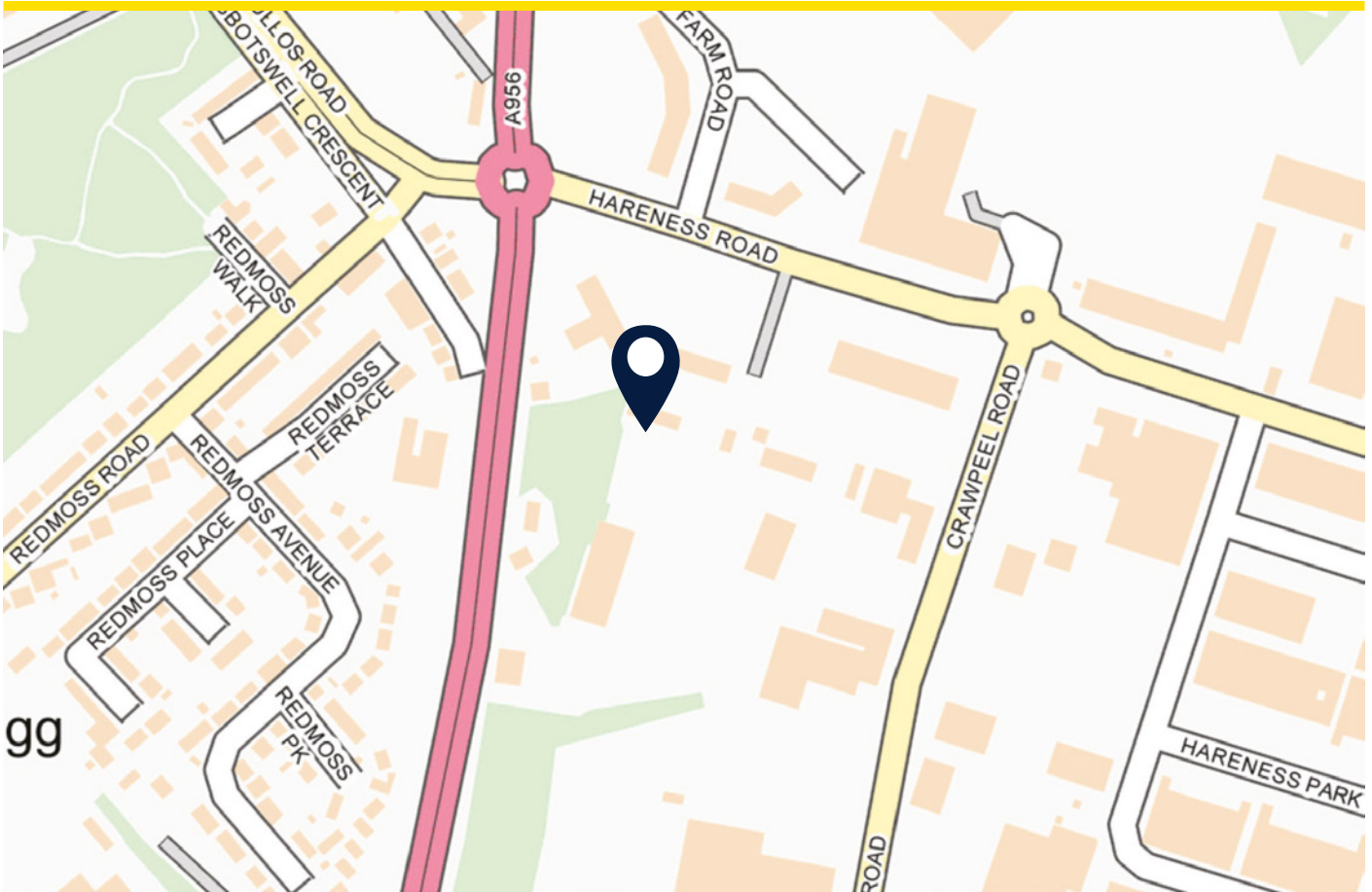
Please note that the canopy on the facility can be removed to provide more yard area.

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## Accommodation

UNIT	AREA (SQ.M)	AREA (SQ. FT)
Workshop 1 & 2	304.46	3,277
Canopy	600.10	6,459
Office	103.39	1,112
Yard	2520.01	27,125

## EPC

The units have an EPC rating of A.

## Rateable Value

The subjects are entered into the valuation roll at the following levels -

Main Office - £6,700  
Units 1&2 - £63,000

## Rent

Upon application.

## VAT

All prices quoted are exclusive of VAT.

## Entry

Upon conclusion of legal missives.

## Legal Cost

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

## Viewings & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.

## Contact

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