

FURTHER PRICE REDUCTION



FG Burnett

For Sale - Significantly Reduced Price

54 Hareness Road

Aberdeen, AB12 3LE

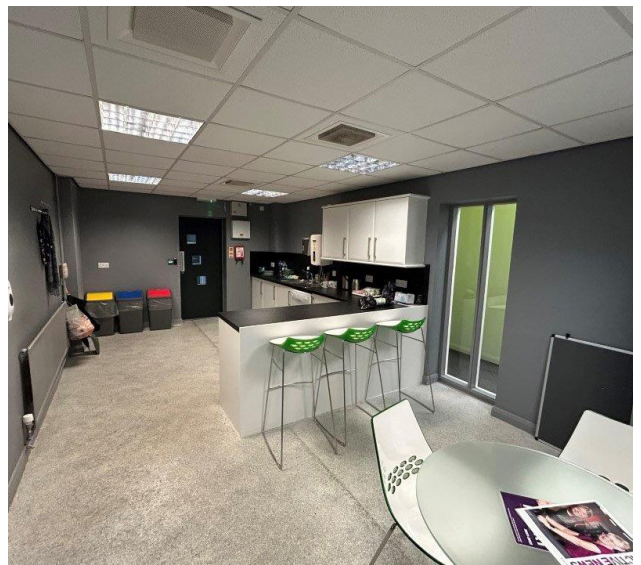
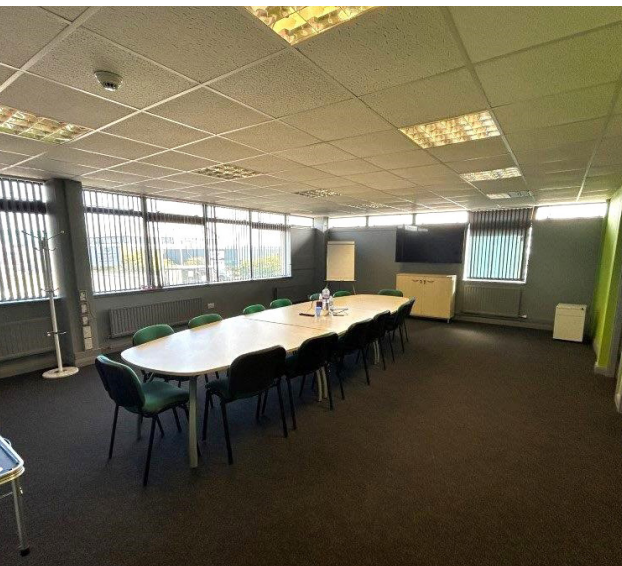
2,567 sq.m | 27,635 sq.ft

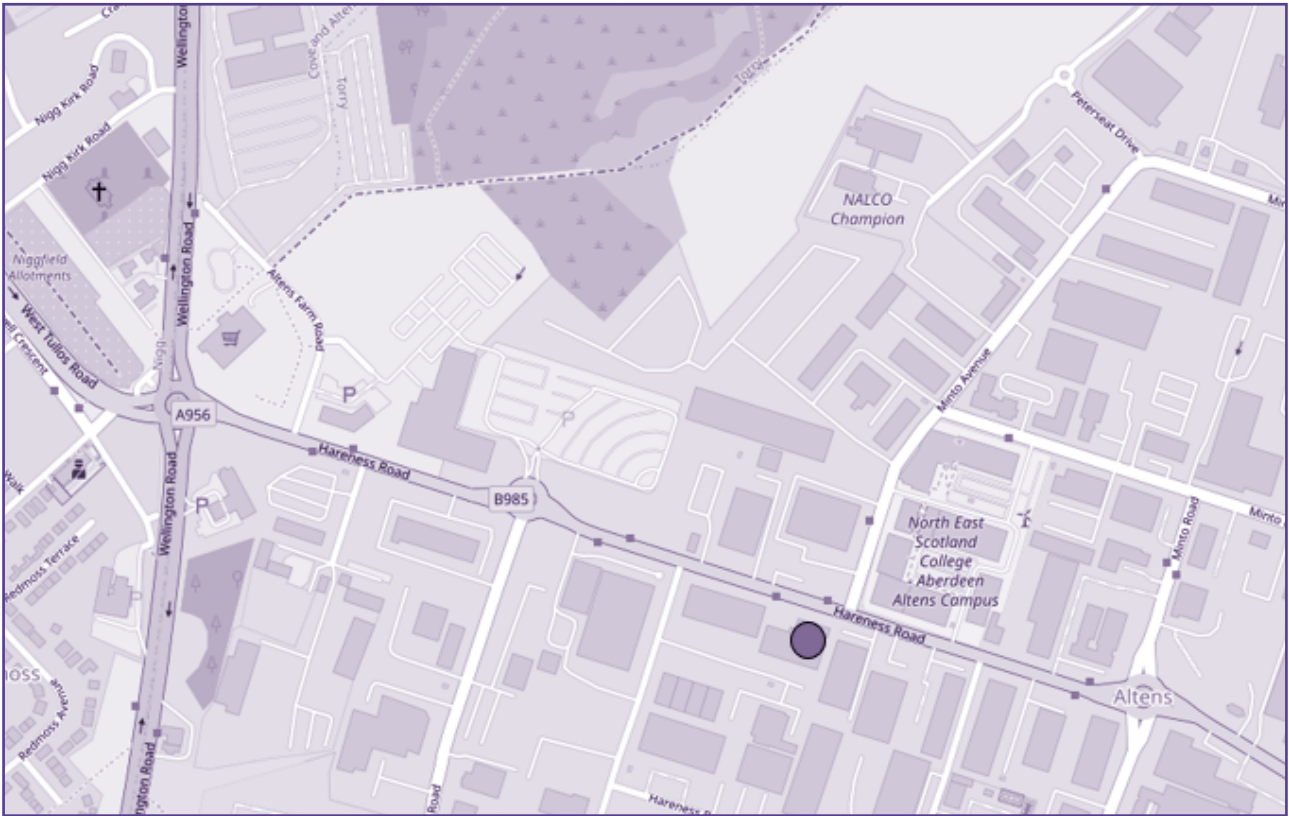
— Workshop, Offices and Yard



All enquiries:
01224 572 661

fgburnett.co.uk





Location

The property is located on the south side of Hareness Road close to its junction with Minto Avenue, lying within the established Altons Industrial Estate.

The property is well located to benefit from the Energy Transition Zone, focussing on renewable technologies, in addition to the New South Harbour.

Description

54 Hareness Road comprises an industrial warehouse / office complex which gained accreditation and planning for a Tier III data centre in 2011. The premises provides the following:-

- Quality offices over ground and first floors providing open plan and cellular accommodation
- Large warehouse space with c 5.4m eaves
- Part completed data rooms and stores within the warehouse space
- New Kalzip energy efficient aluminium roof
- Substantial power supply to the building – (yet to be connected)
- Access to trans North Sea fibre routes to the Nordics
- Parking for 35 cars within a secure remotely operated gated car park
- Part tarmac yard to rear
- Modern welfare facilities and IT services throughout

Accommodation

The property was measured in accordance with the RICS Code of Measuring Practice 6th edition and the following Gross Internal Areas calculated:

Offices	860.4 sq.m	9,261 sq.ft
Warehouse	1,174.4 sq.m	12,641 sq.ft
Stores	1 55.4 sq.m	1,673 sq.ft
Ext Stores	112.0 sq.m	1,206 sq.ft
First Floor	265.1 sq.m	2,854 sq.ft
Total	2,567.3 sq.m	27,635 sq.ft
Yard	794.4 sq.m	8,551 sq.ft

Price

£600,000 exc. VAT for the heritable interest.

Tenure

Heritable (Scottish Equivalent to Freehold interest).

Rateable Value

The Rateable Value will require to be reassessed on completion of the refurbishment. Interested parties are advised to satisfy themselves as to the likely Rateable Value.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

To be confirmed.

VAT

Payable in addition to the purchase price at the prevailing rate.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on the purchaser. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Viewings & Offers

All offers should be submitted in writing to the sole agent/s.

Jonathan Nesbitt

t: 01224 597 531

e: jonathan.nesbitt@fgburnett.co.uk

Adam Martin

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