TO LET

# UNIT 11A PETERSEAT PARK

PETERSEAT DRIVE / ALTENS
ABERDEEN / AB12 3HT

## MODERN INDUSTRIAL UNIT WITH CRANES AND SECURE YARD

969.3 sq.m (10,433 sq.ft)



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## Location

**THE SUBJECTS ARE LOCATED WITHIN ALTENS INDUSTRIAL ESTATE, IN THE HEART OF THE ENERGY TRANSITION ZONE (ETZ). ALTENS INDUSTRIAL ESTATE IS ABERDEEN'S 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.






# ETZ

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**ETZ LTD IS A PRIVATE SECTOR LED COMPANY SPEARHEADING THE NORTH EAST OF SCOTLAND'S ENERGY TRANSITION AMBITION SUPPORTED BY SIGNIFICANT ONGOING FUNDING FROM BOTH THE SCOTTISH AND UK GOVERNMENTS. THE NORTH EAST OF SCOTLAND IS NOW ONE OF THE MOST ATTRACTIVE LOCATIONS IN EUROPE FOR INVESTMENT IN LOW CARBON AND NET ZERO TECHNOLOGIES.**

The Energy Transition Zone (ETZ), which comprises approximately 250 hectares including Altens and Tullos Industrial Estates together with the South Harbour and adjacent land, will be the catalyst for offshore renewables, production of hydrogen and CO2 storage making a significant contribution to the net zero objective. It is proposed that the ETZ will support 2,500 direct jobs with a further 10,000 energy transition related jobs.

A comprehensive investment programme is underway to deliver market ready properties and sites for high value manufacturing and the wider energy transition supply chain. This investment will include a Marine Gateway and the creation of specialist campuses for Offshore Wind, Hydrogen, Innovation and Skills that will position the region as a global leader in energy transition.

Peterseat Park sits in the heart of the ETZ. Transport links to the new harbour are due to be improved with a direct link road from the coastal road and Peterseat Park in planning.

For further information see:
etzltd.com

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## Description

**THE SUBJECTS COMPRISE A MODERN DETACHED INDUSTRIAL FACILITY WITH A 2- STOREY OFFICE AND STAFF WELFARE COMPLEX TO THE FRONT OF THE BUILDING**

### SPECIFICATION

#### Warehouse

- Steel portal frame construction
- Concrete floors
- 2 electrically operated up and over doors 5 (w) x 5 (h)
- 3 phase power
- c. 7.7 eaves height
- High bay LED Lighting
- 2 x 5t cranes
- Separate workshop W.C's
- Powermatic hot air blowers
- Mezzanine store area

#### Office

- Modern open plan accommodation across 2 floors
- Welfare facilities including shower
- Gas central heating
- Tea prep

#### Yard

- Concrete surfaced yard
- Perimeter post and wire mesh fence with secure gated access.

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## Floor Areas

| | Sq M | Sq Ft |
|---|---|---|
| Office (Ground and First Floor) | 324.0 | 3,487 |
| Warehouse | 595.7 | 6,412 |
| Mezzanine | 49.6 | 534 |
| **TOTAL** | **969.3** | **10,433** |
| **Concrete Yard** | **2,272.6** | **24,462** |

The site area has been calculated by using online mapping software. Further information available on request.




Indicative plans (not to scale)

# UNIT 11A PETERSEAT PARK



## RENT
£155,000 per annum exc VAT, payable quarterly in advance.

## VAT
Payable at the prevailing rate.

## RATEABLE VALUE
The Rateable Value effective from 1 April 2026 is £125,000

## EPC
Available on request.

## AML
To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/ tenant. 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.

## VIEWINGS AND OFFERS
For further information or viewing please contact the sole agent.

FG Burnett


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