

TO LET / FOR SALE

FG Burnett

Unit 12B, Peterseat Park, Altens, Aberdeen, AB12 3HT

828.5 sq.m | 8,918 sq.ft – Plus concrete yard of 1,520 sq.m (16,361 sq.ft)

/// ALERT.TODAY.BLAST

Location

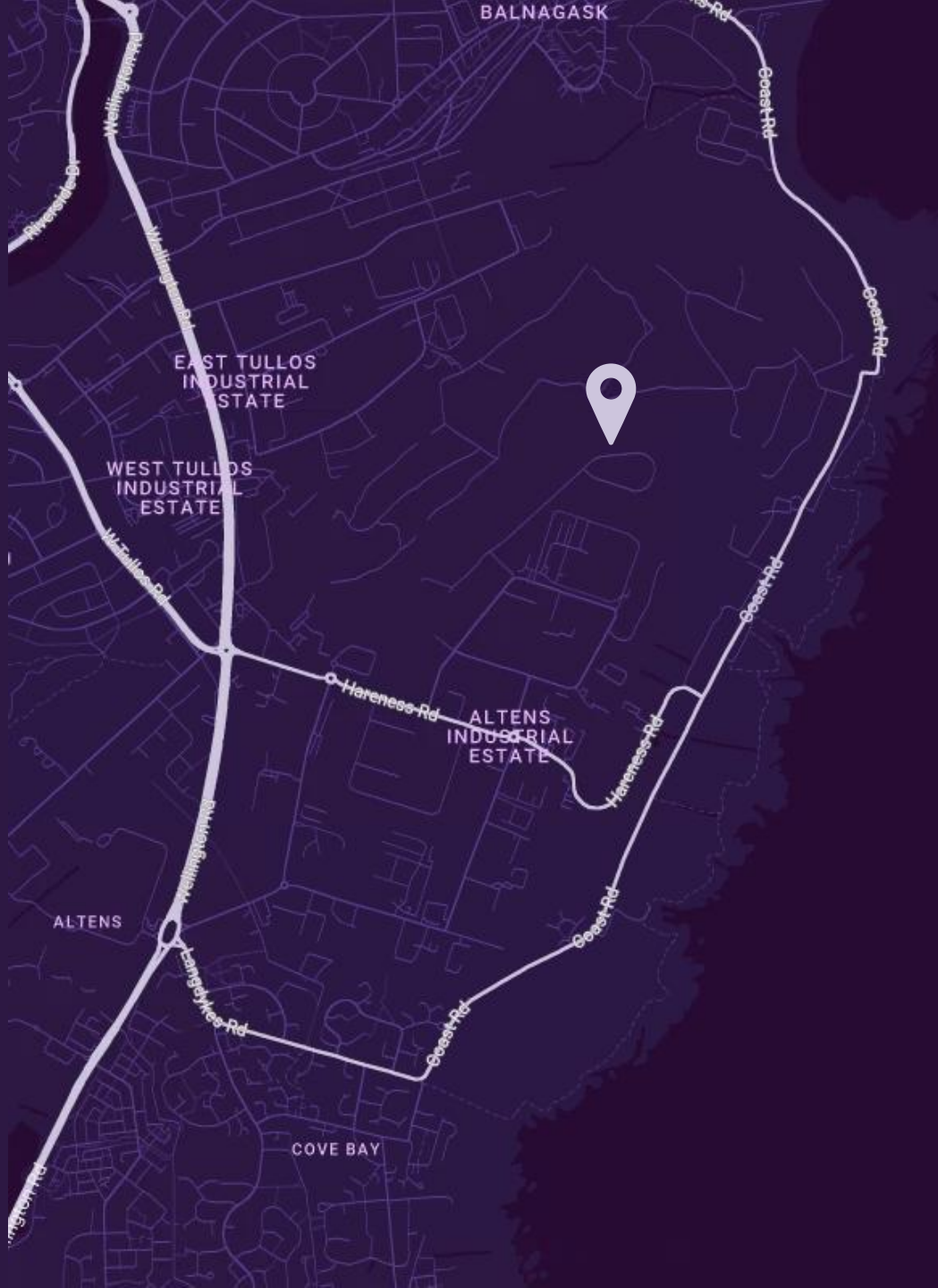
Peterseat Park is located within Altens Industrial Estate, in the heart of the Energy Transition Zone (ETZ). The ETZ comprises approximately 250 hectares and will act as a catalyst for offshore renewables, with a primary objective of advancing the net zero agenda. ETZ Ltd, a private sector-led company spearheading this initiative, is investing in specialist campuses within the ETZ to support the energy transition.

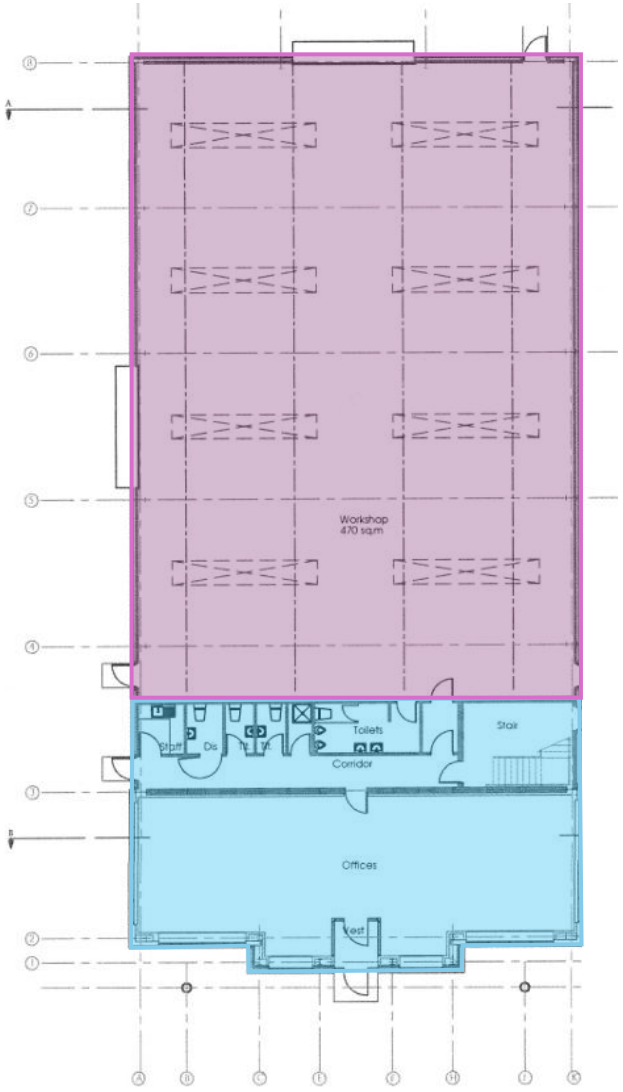
Peterseat Park is located approximately 3 miles south of Aberdeen city centre and benefits from easy access to the main trunk road network via Hareness Road. The location of Peterseat Park is highlighted on the plan to the right.

Description

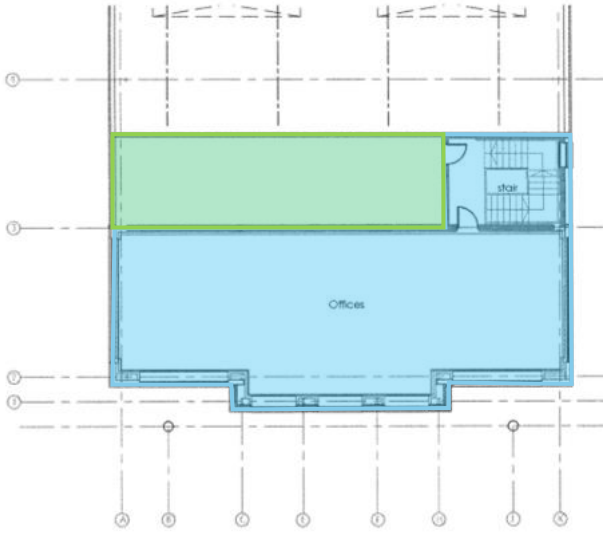
12B is a modern detached office and industrial building of steel portal frame construction, with a secure concrete surfaced yard to the side and rear. The building benefits from:

- Eaves height of 7m
- Concrete floor
- High bay LED lighting
- 10 tonne crane
- 2x electrically operated roller shutter doors
- LED lighting
- Refurbished largely open plan office accommodation at first floor
- Reception and meeting areas at ground floor
- Secure concrete yard
- Car parking





GROUND FLOOR PLAN



FIRST FLOOR PLAN

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal areas calculated:

AREA	SQ.M	SQ.FT
Warehouse	470.5	5,064
Office (incl. welfare)	308.0	3,315
Mezzanine	50.0	539
Total	**828.5**	**8,918**
Concrete Yard	1,520	16,361

Planning

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*

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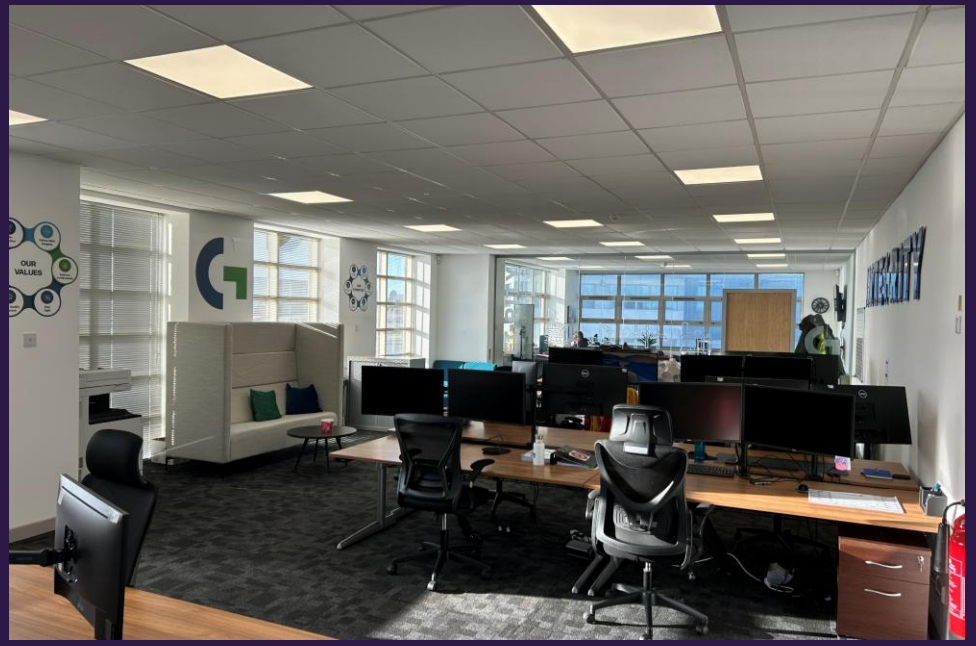

Rent

£95,000 per annum. Rent paid quarterly in advance and on Scottish Quarter Days.

Price

Offers over £950,000 excl. VAT

Rateable Value

The Valuation Roll shows a Rateable Value of £101,000 effective from 1st April 2026.

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

The property has an EPC rating of E67. Copy available on request

VAT

All monies quoted are exclusive of any VAT which will be payable.

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 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.

Entry

On conclusion of legal missives.



Viewing & Offers

All offers should be made in writing to the joint agents

FG B

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