



## QUALITY DETACHED OFFICE AND INDUSTRIAL BUILDINGS IN THE HEART OF ABERDEEN'S ENERGY TRANSITION ZONE



### TO LET / FOR SALE Peterseat Park

Altens, Aberdeen, AB12 3HT | 1,381.6 sq.m (14,872 sq.ft) to 2,164.6 sq.m (23,300 sq.ft) approx

To request a viewing call us on 01224 572661

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## QUALITY DETACHED OFFICE AND INDUSTRIAL BUILDINGS

### LOCATION

Aberdeen is recognised as a major international centre within the worldwide energy sector and is a major contributor to the Scottish and UK economies. The city is the European hub for oil and gas exploration and production in the North Sea. Expertise and techniques developed in Aberdeen are now exported and adopted in energy provinces worldwide. In addition, Altens Industrial Estate is now deemed part of Aberdeen's Energy Transition Zone (ETZ) and this should lead to increased activity in the renewables and net zero sphere. Road connections to the Port of Aberdeen, South Harbour are likely to be improved.

Situated in the Altens Industrial Estate, these plots form part of Peterseat Park – a modern addition to one of Aberdeen's most established industrial areas. Enhanced by the AWPR, road communications to the South and all parts of the city are excellent as are links to the city's railway and harbour facilities, including the soon to be opened Port of Aberdeen, South Harbour. Amongst others, occupiers situated in Peterseat Park include RS Components, Aalco Metals, Wartsila UK, Glacier Energy Services and DistributionNOW.

### DESCRIPTION

- Quality office and industrial buildings on substantial sites with secure yards
- Steel portal frame construction with pitched roofs incorporating translucent panels
- Concrete block walls to dado level with profiled cladding above

### OFFICES

- Two storey to the front of the building
- Flexible open plan office space with kitchen and toilet facilities
- Internal finish is to a high standard including raised floors (not Plot 3), double glazing, full decoration, suspended ceilings, category 2 light fittings and gas central heating

### OFFICES

- Concrete floor
- High bay lighting
- 3 phase electricity
- Eaves height of 6m and 7m (approx)
- Vehicular access via electric up-and-over roller shutter doors

### YARDS

- Concrete and hardcore surfaced and secured by way of a gate and post and wire fencing.



PROPERTY DETAILS

| Building                            | Floor Areas*               |                             | Yard        |               | Rateable Value** | EPC |
|-------------------------------------|----------------------------|-----------------------------|-------------|---------------|------------------|-----|
| Plot 8<br>- Office<br>- Warehouse   | 631.7 sq.m<br>1,532.9 sq.m | 6,800 sq.ft<br>16,500 sq.ft | 13,360 sq.m | 15,978 sq.yds | £249,000         | TBC |
| Plot 14A<br>- Office<br>- Warehouse | 625.6 sq.m<br>756.0 sq.m   | 6,734 sq.ft<br>8,138 sq.ft  | 3,404 sq.m  | 4,071 sq.yds  | £144,000         | C   |
| Plot 14B<br>- Office<br>- Warehouse | 625.6 sq.m<br>756.0 sq.m   | 6,734 sq.ft<br>8,138 sq.ft  | 2,451 sq.m  | 2,931 sq.yds  | £147,000         | B   |

\* The floor areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition). All measurements are approximate.

\*\* Effective 1 April 2023. Any ingoing tenant/purchaser will have the right to appeal the Rateable Value



PLOT 8



PLOTS 14A & 14B

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## QUALITY DETACHED OFFICE AND INDUSTRIAL BUILDINGS

### LEASE TERMS

Available for lease on FRI terms for periods to be agreed.

### PRICE

On application. Office and industrial development land is also available on terms to be agreed.

### VAT

Any rent or price quoted is exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

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### VIEWING & OFFERS

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



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