



FG Burnett

To Let

Unit 12B Peterseat Park

Altens, Aberdeen, AB12 3HT

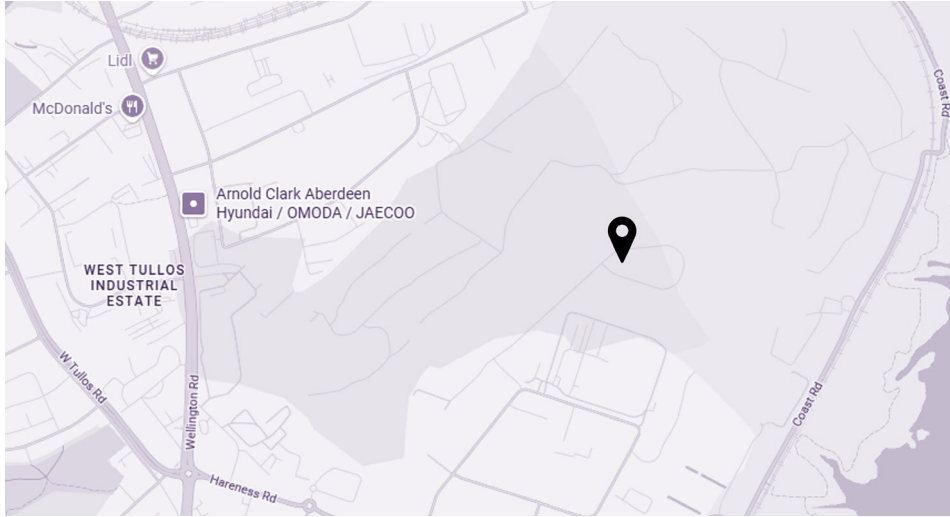
828.5 sq.m | 8,918 sq.ft - Plus concrete yard of 1,520 sq.m (16,361 sq.ft)

- Modern office and industrial facility
- Concrete yard and 10 tonne crane



All enquiries:
01224 572 661

fgburnett.co.uk



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 above.

Description

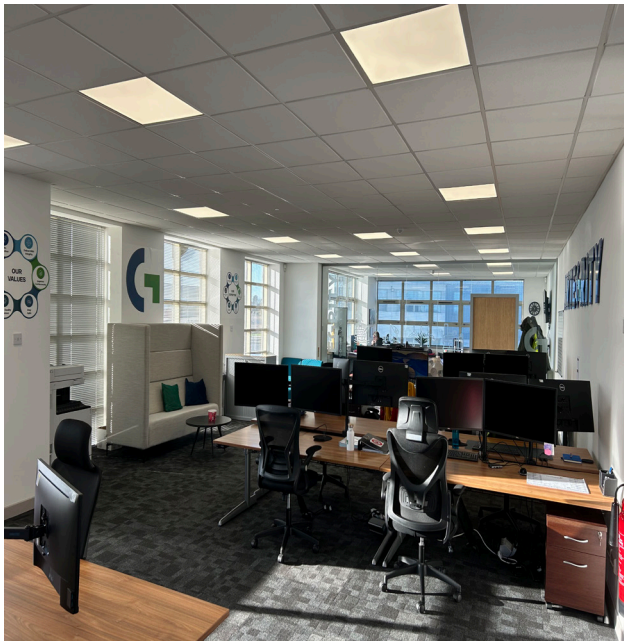
12B is a modern detached office and industrial building of steel portal frame construction, with a secure concrete surfaced yard to the side and rear. The building benefits from:

- Eaves height of 7m
- Concrete floor
- High bay lighting
- 10 tonne crane
- 2 x 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
- Parking

Accommodation

The property has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

| | | |
|-------------------------|-------------------|--------------------|
| Warehouse | 470.5 sq.m | 5,064 sq.ft |
| Offices (incl. welfare) | 308.0 sq.m | 3,315 sq.ft |
| Mezzanine | 50.0 sq.m | 539 sq.ft |
| Total | 828.5 sq.m | 8,918 sq.ft |
| Concrete Yard | 1,520 sq.m | 16,361 sq.ft |



Rent

£130,000 per annum exc. VAT.

Lease Terms

10 year FRI lease subject to a schedule of condition. A tenant break option at year 5 will be available upon providing no less than 9 months notice.

Rateable Value

The Draft Rateable Value effective from 1 April 2026 is £130,000.

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

E67. Copy available on request.

VAT

VAT will be payable in addition monies due under a lease of the premises.

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 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.



Viewings & Offers

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

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Adam Martin

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