



FG[®] Burnett

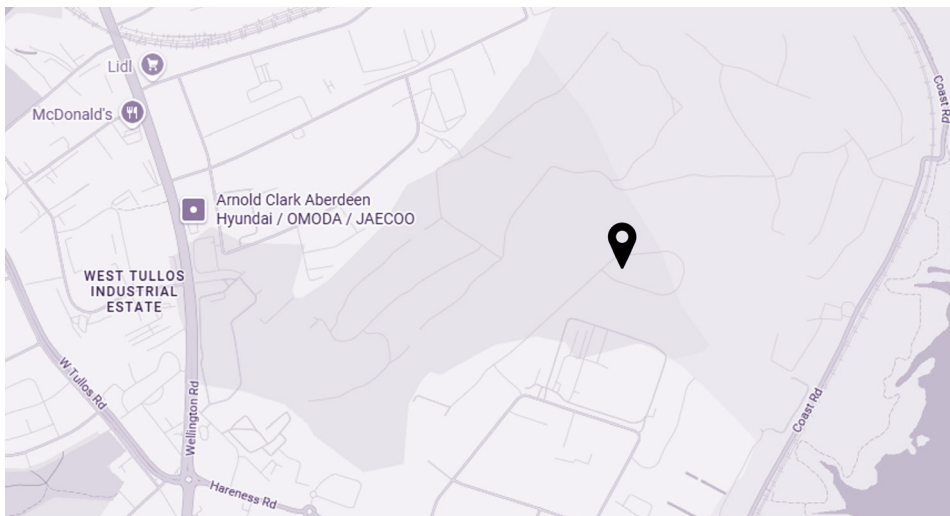
For Sale / May Let

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



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

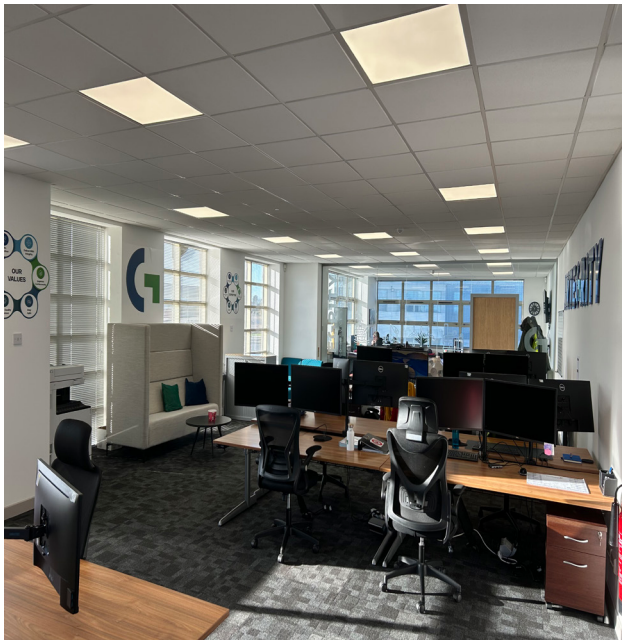
12B is a modern detached office and industrial building of steel portal frame construction, with a secure concrete surfaced yard to the side and rear. The building benefits from:

- 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



Price

£1.1M exc VAT.

Lease Terms

An FRI lease in excess of 10 years may be considered.
Rent on application.

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

E67. Copy available on request.

VAT

VAT will be payable in addition to monies due under a
lease or sale 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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