



FG Burnett

For Sale / May Let

Unit 2, Hareness Road, Altens

Aberdeen, AB12 3LE

2342.1 sq.m | 25,212 sq.ft

- Industrial facility - offices and yard
 - Located in the heart of the Energy Transition Zone
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Location

The property is located on the south side of Hareness Road, within Altens Industrial Estate, in the heart of the Energy Transition Zone (ETZ). It benefits from easy access to the main trunk road network via the A956 (Wellington Road), and to the new South Harbour via Hareness Road and Coast Road. The location is shown on the plan above, which is provided for indicative purposes only.

Description

The facility comprises a detached steel portal frame warehouse with a single storey office projection. Loading bay canopies are provided to the front and accessed via a concrete yard. The main features of the facility are as follows:

Warehouse

- Concrete floor

- 35m column free internal span
- 7m eaves
- 2 electrically operated roller shutter doors providing forklift access
- 3 phase power with 400 amp electrical supply
- Suspended LED lights
- Natural roof lights

Offices

- Cellular accommodation over two levels
- Kitchen / canteen facility
- Toilet facilities

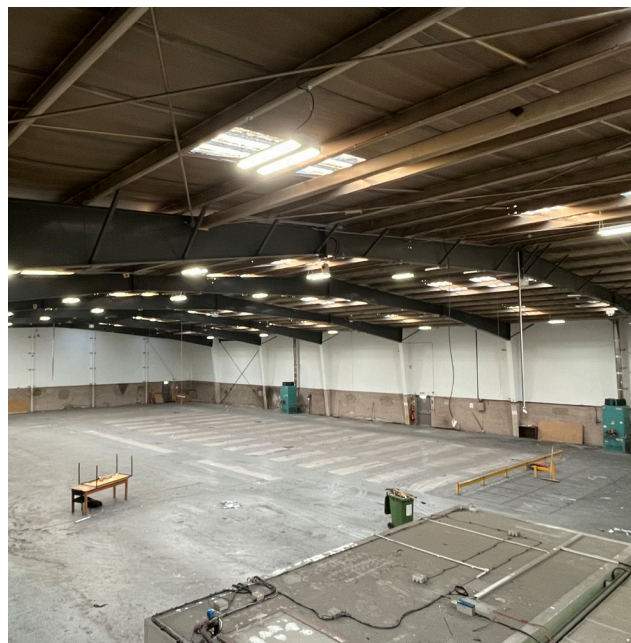
Site

- Predominantly concrete yard to the front of the premises
- Secure site with barrier access to yard area
- Parking for 11 cars

Accommodation

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

Warehouse	1,906.5 sq.m	20,522 sq.ft
GF Offices	137.9 sq.m	1,485 sq.ft
FF Offices	172.1 sq.m	1,853 sq.ft
Canopy x 2	125.6 sq.m	1,352 sq.ft
Total	2,342.1 sq.m	25,212 sq.ft
Yard	943.0 sq.m	10,145 sq.ft



Price/Rent

Offers in the region of £1M are invited for the benefit of the heritable interest of the premises.

A medium/long term lease may be considered; terms available on application.

Rateable Value

The Valuation Roll shows a Rateable Value of £155,000 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

Available upon request.

VAT

VAT will be payable in addition to the purchase price at the prevailing rate.

Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on the 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.



Viewings & Offers

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

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