

FG Burnett

To Let

Unit 3, Hareness Park

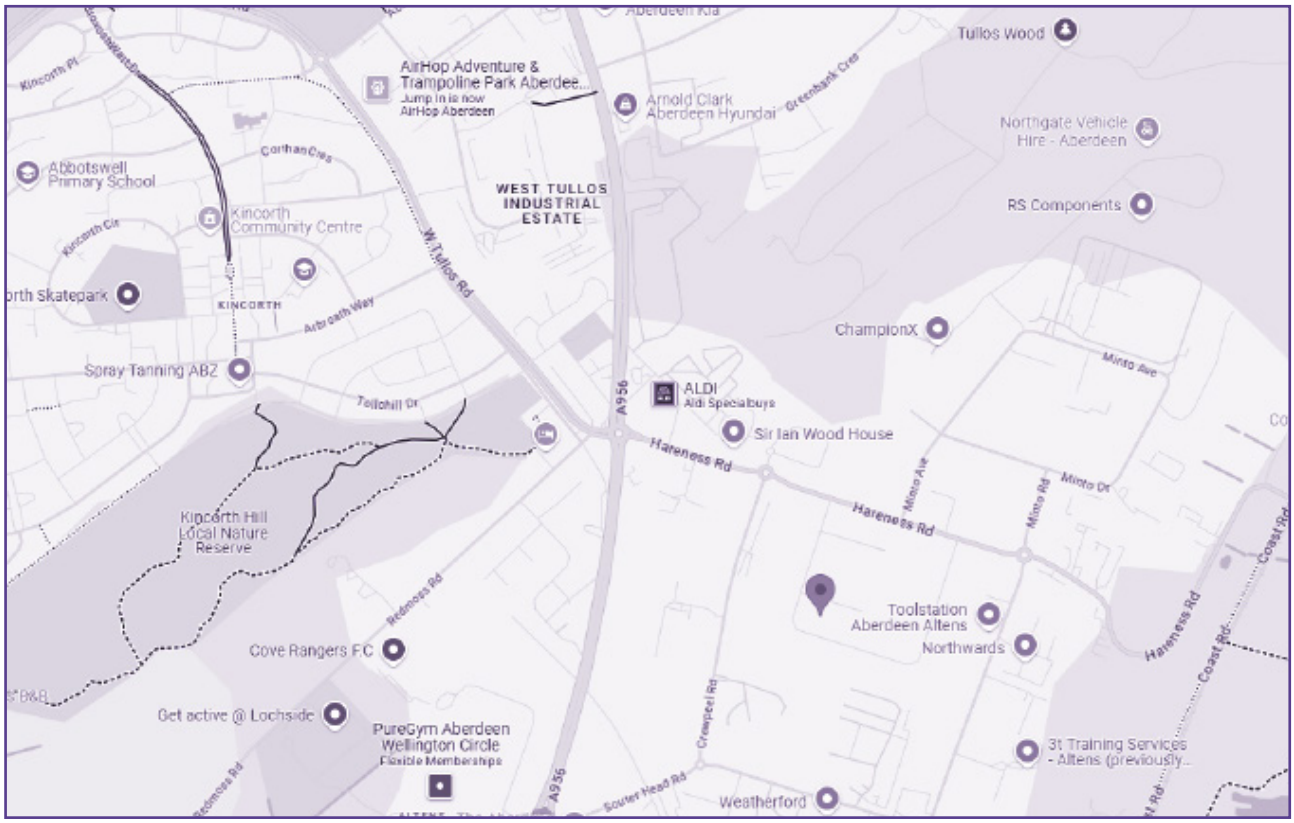
Hareness Circle, Altens, Aberdeen, AB12 3LY

581.5 sq.m | 6,259 sq.ft

— Office and Warehouse / Workshop Unit

All enquiries:
01224 572 661

fgburnett.co.uk



Location

Altens Industrial Estate is one of Aberdeen's foremost industrial areas situated some 2 miles south of Aberdeen city centre. The estate benefits from direct access to Wellington Road (A956) which connects to A90 trunk road. Road connections have been enhanced by the opening of the Aberdeen Western Peripheral Road.

Hareness Park is a development of industrial units centrally located within Altens on Hareness Circle. Occupiers on the estate include Buck & Hickman, Tyco and Hayley Group plc.

Description

- Mid terraced unit
- Steel frame construction with concrete block and profile metal sheet clad walls
- Pitched and metal sheet clad roof
- Open plan and cellular offices together with ancillary welfare
- Vehicular access via an exclusive service yard with parking to the front

Floor Area

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx areas calculated:-

Total	**581.5 sq.m**	**6,259 sq.ft**

Proposal

The existing tenant is looking to assign the lease but is willing to grant a sub-lease for a shorter term subject to terms.

Rent

£54,510 per annum.

Rateable Value

The Valuation Roll shows a Rateable Value of £44,250 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

EPC report is available on request.

VAT

Any figure quoted is exclusive of VAT.

Service Charge

A service charge is levied to cover the repair and upkeep of common parts etc. Details are available on request.

Legal Costs

Each party will be responsible for their own legal costs in documenting the transaction. The ingoing tenant will be responsible for any LBTT and registration dues which apply together with any costs associated with obtaining landlord's consent.

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

Immediate entry is available subject to conclusion of legal formalities including head landlord's consent.

Viewings & Offers

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

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