

**FOR SALE** MODERN HQ INDUSTRIAL & OFFICE FACILITY

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# HARENESS ROAD

Altens, AB12 3LE



## Key Highlights

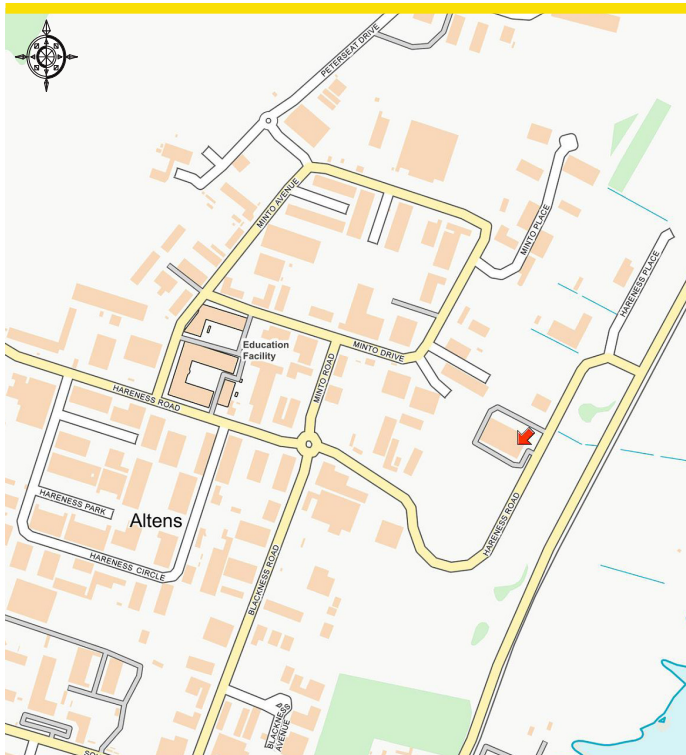
- Prime industrial location
- High quality fit out
- 5T crane in situ
- Secure yard
- Heritable title (Scottish equivalent to freehold)
- 4,432.37 sq.m (47,710 sq.ft)

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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' and 'a' in red and the remaining letters in black.



## Location

The building is located on Hareness Road, the main arterial route through Altens Industrial Estate, close to its junctions with Hareness Circle and Minto Road. Altens Industrial Estate is an established estate situated approx. two miles south of Aberdeen city centre. The property benefits from direct access onto Wellington Road (A956) which connects to the A90 providing excellent transport links to the north and south. The recent opening of the Aberdeen Western Peripheral Route (AWPR) has further improved connectivity with the nearest junction located approx. 2.5 miles south of the property. The building is also located in very close proximity to the new harbour development. Surrounding occupiers include CAN Group, Swire Oilfield, ABB Limited and Wood.

The exact location can be seen on the plan above.

## Description

The property comprises a detached high quality workshop and office facility with dedicated secure yard. The building has been extensively fitted out to provide a high quality workshop and office accommodation with a series of meeting rooms, individual offices, staff/welfare areas and a gymnasium.

The warehouse is of steel portal frame construction off a concrete floor, under a profile metal clad roof. The workshop benefits from painted blockwork walls with profile metal cladding above and an eaves height of approx. 5.2 metres. There is a 5 tonne crane in situ as well as internal

drainage in part. Vehicle access is provided via electric roller shutter doors.

The office accommodation provides predominantly open plan space over ground and first floor level as well as individual meeting rooms. The offices are of high quality finish benefiting from raised access floors, carpet tiles throughout, air conditioning and CAT2 lighting.

Externally there is a secure hardcore yard providing external storage space and generous car parking.

## Accommodation

We calculate the gross internal areas as follows:

DESCRIPTION	SQ M	SQ FT
Workshop	1,883.13	20,270
Workshop office	113.34	1,220
Gym/changing rooms/canteen/training room	466.00	5,016
Ground floor office	982.35	10,574
First floor office	987.55	10,630
<b>TOTAL</b>	<b>4,432.37</b>	<b>47,710</b>
Yard	2,743.22	29,528

## Rating Assessment

The property requires to be reassessed upon occupation.

## Energy Performance Certificate

The building has an Energy Performance rating of D. Full documentation can be provided on request.

## Price

Offers are invited for the heritable interest (Scottish equivalent to freehold).

## VAT

All figures quoted are exclusive of Value Added Tax.

## Legal Costs

The purchaser will be responsible for any Land & Buildings Transaction Tax and registration dues.

## Offers & Viewing

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

## Contact

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