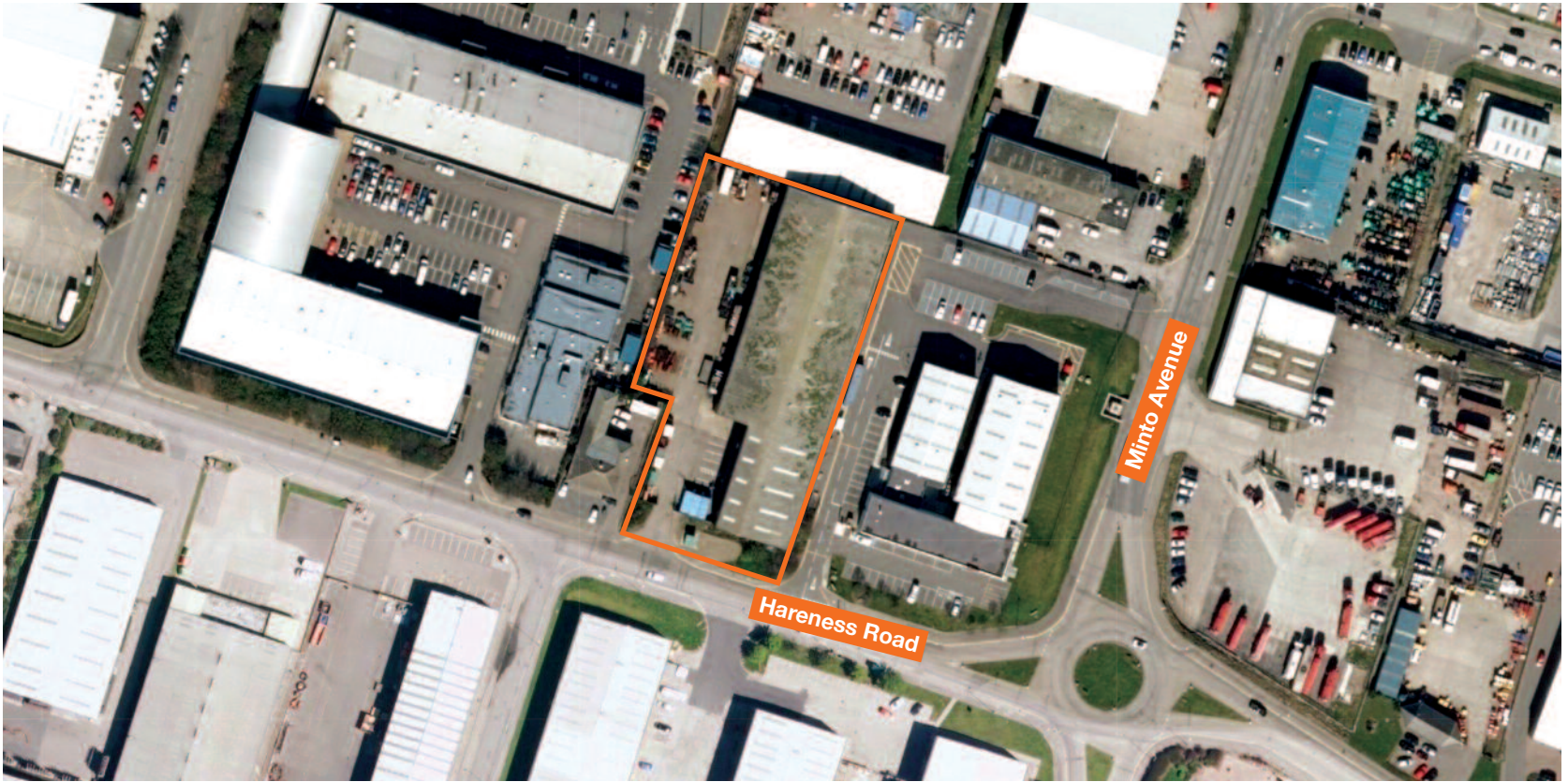


Lot 17

Vacant Possession

Hareness Road, Altens Industrial Estate, Aberdeen, Aberdeenshire AB12 3LE

Heritable Industrial Opportunity



Key Details

- Substantial building currently divided into two units
- Approximately 2,662 sq m (28,651 sq ft)
- Located within established industrial area
- Exclusive car parking and yard

On Instructions from



Location

Miles: 3 miles south of Aberdeen City Centre
63 miles north-east of Dundee

Roads: A956, A90

Rail: Aberdeen Rail

Air: Aberdeen International Airport

Situation

The property is located on Hareness Road within Altens Industrial Estate, one of Aberdeen's most established industrial areas some 3 miles south of the City Centre. The estate is accessed from Wellington Road (A956), which leads to Aberdeen City Centre, Aberdeen railway station and the A90/M90. Surrounding occupiers include Plumb Center, Toolstation, Shell, Yodel, TNT and North East Scotland College.

Description

The property comprises a detached industrial building currently divided into two units and benefits from office/welfare accommodation, 4 electric shutter doors and an exclusive car parking and yard area.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Industrial/Ancillary	2,662 sq m (28,651 sq ft)	VACANT POSSESSION



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