

Lot 24

Vacant

Irvin House, Hareness Road, Aberdeen, AB12 3LE

Heritable vacant office and industrial building



Key Details

- Prime industrial location on established Altens Industrial Estate
- High quality fit out including a 5 tonne crane in situ *
- Secure yard area of 0.66 acres
- Located close to the new Aberdeen harbour development.
- Nearby occupiers include CAN Group, Swire Oilfield, ABB Limited and Wood.

On Instructions of Administrators

Location

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

Roads: A956, A90

Rail: Aberdeen Railway Station (Mainline and Scotrail)

Air: Aberdeen International Airport

Situation

The property is located on Hareness Road, the main arterial route within Altens Industrial Estate, one of Aberdeen's most established industrial areas. Located 3 miles south of the city centre, Hareness Road is accessed from Wellington Road (A956), which leads to Aberdeen City Centre, Aberdeen railway station and the A90/M90. 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 close to the new Aberdeen harbour development. Surrounding occupiers include CAN Group, Swire Oilfield, ABB Limited and Wood Group.

Description

The property comprises a warehouse and office facility with a secure yard. The building has been extensively fitted out to provide high quality warehouse and largely open plan office accommodation with a series of meeting rooms, individual offices, staff/welfare areas and a gymnasium. The warehouse is of steel portal frame construction with an eaves height of approx. 5.2 metres and a 5 tonne crane in situ *.

* The crane has not been tested, nor have we had sight of any service records.

Tenure

Heritable.

Tenancy and accommodation

Floor	Accommodation	Floor Areas (Approx)		Possession
Ground Floor	Workshop	1,883.13 sq m	(20,270 sq ft)	Vacant
Ground Floor	Canteen/ Changing Rooms	262.21 sq m	(2,822 sq ft)	
Ground Floor	Canteen/ Changing Rooms	262.21 sq m	(2,822 sq ft)	
Ground Floor	Office	982.35 sq m	(10,574 sq ft)	
First Floor	Workshop Office	113.34 sq m	(1,220 sq ft)	
First Floor	Gym/training Room	203.86 sq m	(2,194 sq ft)	
First Floor	Office	987.55 sq m	(10,630 sq ft)	
TOTAL		4,432.37 sq m	(47,710 sq ft) (1)	

(1) There is also a secure yard area of 0.66 acres

Viewings

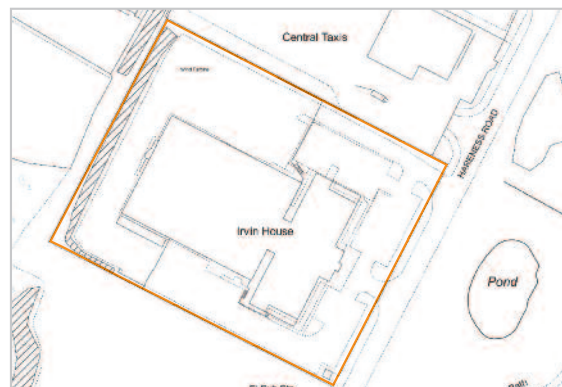
Please contact Mhairi Archibald

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

VAT

VAT is applicable to this lot.



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