



QUALITY DETACHED OFFICE AND INDUSTRIAL BUILDINGS



TO LET / FOR SALE Peterseat Park

Altens, Aberdeen, AB12 3HT | 766.9 sq.m (8,255 sq.ft) to 2,164.6 sq.m (23,300 sq.ft) approx

To request a viewing call us on 01224 572661

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LOCATION

Aberdeen is recognised as a major international centre within the worldwide energy sector and is a major contributor to the Scottish and UK economies. The city is the European hub for oil and gas exploration and production in the North Sea. Expertise and techniques developed in Aberdeen are now exported and adopted in energy provinces worldwide.

Situated in the Altens Industrial Estate, these plots form part of Peterseat Park – a modern addition to one of Aberdeen's most established industrial areas. Enhanced by the AWPR, road communications to the South and all parts of the city are excellent as are links to the city's railway and harbour facilities. Amongst others, occupiers situated in Peterseat Park include RS Components, Aalco Metals, Wartsila UK, Glacier Energy Services, Rowan UK and DistributionNOW.

DESCRIPTION

- Quality office and industrial buildings on substantial sites with secure yards
- Steel portal frame construction with pitched roofs incorporating translucent panels
- Concrete block walls to dado level with profiled cladding above

OFFICES

- Two storey to the front of the building
- Flexible open plan office space with kitchen and toilet facilities
- Internal finish is to a high standard including raised floors (not Plot 3), double glazing, full decoration, suspended ceilings, category 2 light fittings and gas central heating

OFFICES

- Concrete floor
- High bay lighting
- 3 phase electricity
- Eaves height of 6m and 7m (approx)
- Vehicular access via electric up-and-over roller shutter doors

YARDS

- Concrete and hardcore surfaced and secured by way of a gate and post and wire fencing.

PROPERTY DETAILS

Building	Floor Areas*		Yard		Rateable Value**	EPC
Plot 3 - Office - Warehouse	241.8 sq.m 904.8 sq.m	2,577 sq.ft 9,739 sq.ft	2,258 sq.m 13,360 sq.m	2,820 sq.yds 15,798 sq.yds	£158,000	D
LET						
Plot 8 - Office - Warehouse	631.7 sq.m 1,532.9 sq.m	6,800 sq.ft 16,500 sq.ft	13,360 sq.m	15,798 sq.yds	£331,000	TBC
Plot 12A - Warehouse	605.4 sq.m	6,516 sq.ft	LET			
Plot 14A - Office - Warehouse	625.6 sq.m 756.0 sq.m	6,734 sq.ft 8,138 sq.ft	3,404 sq.m	4,071 sq.yds	£207,000	C
Plot 14B - Office - Warehouse	625.6 sq.m 756.0 sq.m	6,734 sq.ft 8,138 sq.ft	2,451 sq.m	2,931 sq.yds	£210,000	B

* The floor areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition). All measurements are approximate.

** Any ingoing tenant/purchaser will have the right to appeal the Rateable Value and may also be entitled to relief under the various schemes currently available.



PLOT 3



PLOT 8



PLOT 12A



PLOTS 14A & 14B

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LEASE TERMS

Available for lease on FRI terms for periods to be agreed.

PRICE

On application. Office and industrial development land is also available on terms to be agreed.

VAT

Any rent or price quoted is exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & OFFERS

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



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