To Let

Unit 3 Altens Lorry Park, Hareness Road, Aberdeen, AB12 3LE

End-terraced industrial unit with storage yard extending to 148.46 sq m (1,598 sq ft)



Unit 3 Altens Lorry Park



Description

Unit 3 Altens Lorry Park comprises an end-terraced industrial unit of steel portal frame and concrete block construction. The warehouse includes office accommodation and staff welfare. The unit benefits from an adjacent open storage yard.

The warehouse benefits from:

- 5.5m eaves height
- Electric roller shutter door
- Three Phase electrical supply
- Energy Performance Rating of B
- Kingspan insulated profile metal cladding
- CCTV and Floodlighting
- Designated car parking / yard space
- Site open for 24-hour operation
- Potential for a secure yard and additional office accommodation via separate negotiations

Accommodation

The properties have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area and comprise the following areas.

Unit Description	Sq. M.	Sq. Ft.
Warehouse	148.46	1,598
Total	**148.46**	**1,598**
Yard	305.56	3,289

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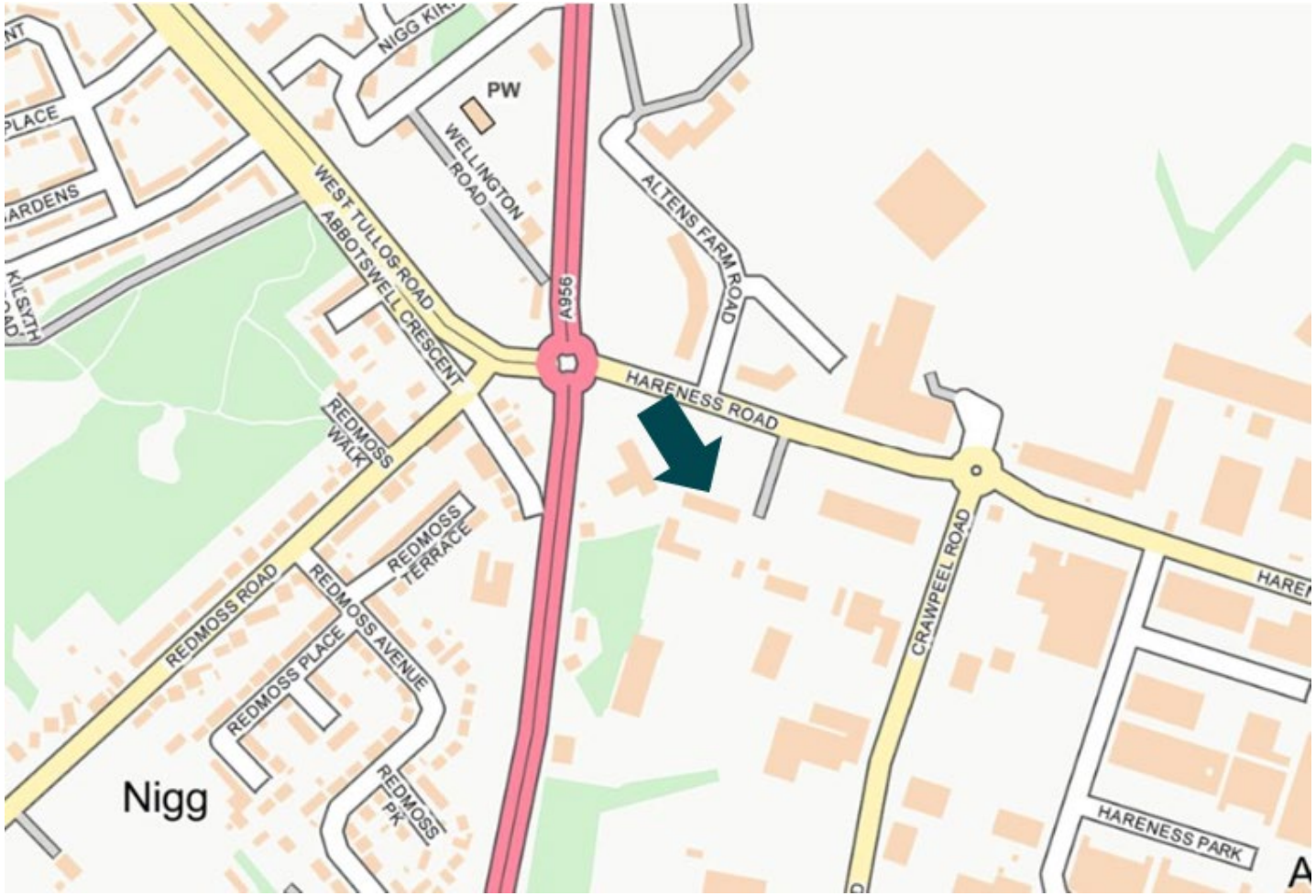
Location

The property is located in a prominent position in Altens Lorry Park which is located off Hareness Road within Altens Industrial Estate.

Altens Industrial Estate is Aberdeen's premier south-side industrial location, approximately 2.5 miles south of the city centre adjacent to the A956, one of the main arterial routes into Aberdeen from the south. The nearest A90/ AWPR junction is located approximately 2.3 miles south at the Charleston Junction.

Altens Lorry Park is located within the Energy Transition Zone (ETZ), a location for the accelerated development of a net zero energy cluster to attract new investment and deliver net zero. Any incoming tenant is encouraged to make their own enquiries to ETZ. Aberdeen's new South Harbour is also in close proximity.

Nearby occupiers include Fedex, Weatherford, Odfjell, Expro, Peterson, Wood Group and Wolseley UK.



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Lease Terms

The quoting rent is £24,275 per annum on the basis of a new full repairing and insuring lease.

Rateable Value

The property has a Rateable Value of £18,000.

The ingoing tenant will have the opportunity to apply for rates relief under the 'Small Business Bonus Scheme'. Interested parties should make their own enquiries with the Local Authority.

The current rates payable, subject to qualifying for rates relief, is £7,792.20 per annum.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

EPC

The property benefits from the following Energy Performance Certificate Rating: B

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

Entry

Date of entry to be agreed upon conclusion of legal missives.

Viewings

Viewing of the property and any further information can be provided by the sole letting agent.

Anti-Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Knight Frank are legally obliged to carry out due diligence checks on both buyers and sellers.

Following the acceptance of an offer, the intended purchaser(s) or occupier(s) must, at a minimum, supply proof of identity and address, along with evidence of funds to support the purchase, before the transaction can progress.



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3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement

Particulars dated June 2026. Photographs dated June 2026.

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