



# FG Burnett

more space and time for you™



## **New High Quality Detached Industrial Unit**

**Plot 14A**

**Peterseat Park**

**Altens**

**Aberdeen**

**Tel: 01224 572661**  
**[www.fgburnett.co.uk](http://www.fgburnett.co.uk)**

# To Let



## Location

Aberdeen is recognized 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, the building forms part of Peterseat Park - a modern addition to one of Aberdeen's most established industrial areas. 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 and Wartsila UK.

## Description

An office and industrial warehouse/workshop building constructed on a substantial site providing office and warehouse/workshop accommodation, ancillary to which is secure yard space with ample car parking. The building is of steel portal frame construction having a pitched roof incorporating translucent panels. The walls are of concrete block work construction to dado level with profiled cladding above.

### Offices

Located to the front of the building, versatile office space is provided together with kitchen and toilet facilities. Internal finish is to a high standard including raised floors; double glazing; full decoration; suspended ceilings; category 2 light fittings, gas central heating and a passenger lift.

### Warehouse/Workshop

Warehouse/workshop space offers concrete flooring, high bay lighting, 3 phase electricity and an eaves height of 7m (approx). Vehicular access is via 3 electric up-and-over roller shutter doors.

## Floor Areas

Offices:	625.6 sq.m.	(6,734 sq.ft.)
Warehouse:	756.0 sq.m.	(8,138 sq.ft.)
<b>Total</b>	<b>1,381.6 sq.m.</b>	<b>(14,872 sq.ft.)</b>
Yard	3,404 sq.m.	4,071 sq.yds

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

## Rateable Value

The subjects will require to be assessed upon occupation.

## Lease Terms

The building is available for lease on FRI terms for a period to be agreed. Any medium/long term lease will provide for reviews at periodic intervals.

## Rent

On application

## VAT

Any rent quoted is exclusive of VAT.

## Legal Costs

In the normal way, the ingoing tenant will be responsible for all legal costs arising from the transaction, including SDLT if any and dues of registration.

## Viewing & Offers

Viewing is by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.

### Contact:

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