TO LET
UNIT 8 MINTO COMMERCIAL PARK

Refurbished industrial unit extending to 14,720 sq.ft
with dual access concrete yard



aberdeen
Investments

VIEW
AERIAL
TOUR



LOCATION

Unit 8 Minto Commercial Park is situated within the heart of Altens Industrial Estate, the primary industrial estate to the south of Aberdeen and is located two miles south of Aberdeen City Centre and close to the A90. It is also in close proximity to the Charleston Junction of the Aberdeen Western Peripheral Route which provides excellent access to all points north and west of Aberdeen. Altens is one of Aberdeen's longest established and popular business locations with a range of occupiers including Shell, Fed Ex, John Lewis, Swire, Asco, Peterson and Wood Group.



ENERGY TRANSITION ZONE

ETZ

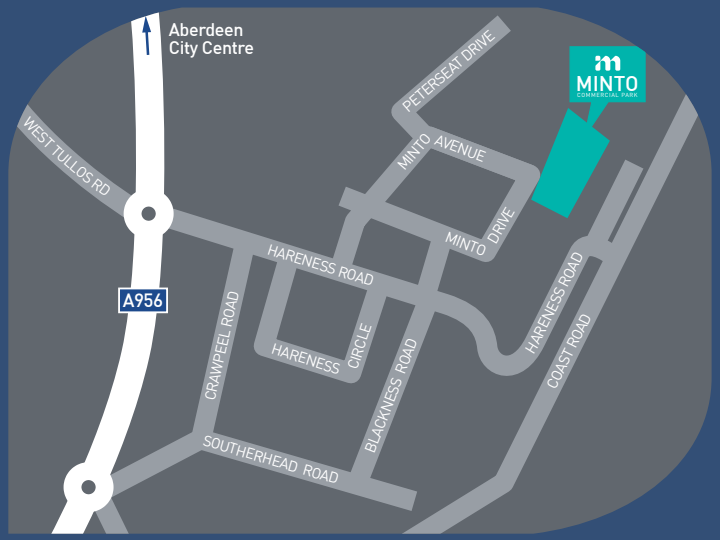
The property is located within the Energy Transition Zone (ETZ), which has been created to reposition the north east of Scotland as a leading location for a globally integrated energy cluster. Building on the vast infrastructure and labour skills created by the world class oil and gas sector, the ETZ is focusing on the development of green energy technologies, including offshore wind, hydrogen and carbon capture and storage. The initiative is expected to be backed by £16bn worth of investment over the next decade from both private sector companies and the UK and Scottish Governments.

For further information: **etzltd.com**

DEVELOPMENT

Minto Commercial Park extends to approximately 4.45 ha (11 acres) and has been developed within the last 15 years comprising 8 high quality industrial units that meet the demands of modern occupiers. Access, excellent car parking provision and high quality specification ensures an excellent working environment.

Existing occupiers include **Control Valve Solutions**, **isol8**, **Marlink** and **Pipelines 2 Data**.



SPECIFICATION

- OPEN PLAN OFFICE SPACE
- 150MM OVERALL RAISED ACCESS FLOOR
- 3 PIPE VRV AIR CONDITIONING
- 8 PERSON PASSENGER LIFT
- 23 PARKING SPACES
- 2 ELECTRIC ROLLER SHUTTER DOORS
- SECURE CONCRETE YARD ON 2 ELEVEATIONS
- 3 PHASE POWER
- 8.5M EAVES HEIGHT

Description	Sq.M	Sq.Ft
Warehouse	938.41	10,101
Office	429.11	4,619
Total	**1,367.53**	**14,720**
Yard	1,523.33	16,397











TERMS

Our client is seeking to lease the property on the basis of a new full repairing and insuring lease. Any medium to long term leases will provide for upward only rent reviews.

RENT

Upon application.

RATEABLE VALUE

The subjects are currently entered into the valuation roll as follows: £135,000. We would point out that any ingoing occupier would have the right to appeal this within the first six months of occupation.

VAT

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

ENTRY

Immediately upon conclusion of legal formalities.

EPC RATING

EPC: B (2025)

ANTI MONEY LAUNDERING

Any potential occupier will be required to provide the usual counter party due diligence information to satisfy Anti Money Laundering requirements at the point of Heads of Terms being agreed.

FURTHER INFORMATION

An information pack containing further details, including floor plans, is available from the joint letting agents.

VIEWING & CONTACT DETAILS

Viewing is strictly by appointment with the joint letting agents. For viewing arrangements or more information please contact:

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