


# TO LET

## REFURBISHED WAREHOUSE UNIT WITH OFFICES AND SECURE YARD

**Located within primary industrial location**

**Situated within the Investment Zone and the Energy Transition Zone**

**Size – 1,378.16 sqm / 14,834 sqft**

**Yard – 740 sqm / 7,965 sqft**

**Rental - £120,000 per annum**

VIRTUAL TOUR 360°

## UNIT 1 MINTO AVENUE, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3JZ

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# Location

UNIT 1 MINTO AVENUE, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3JZ

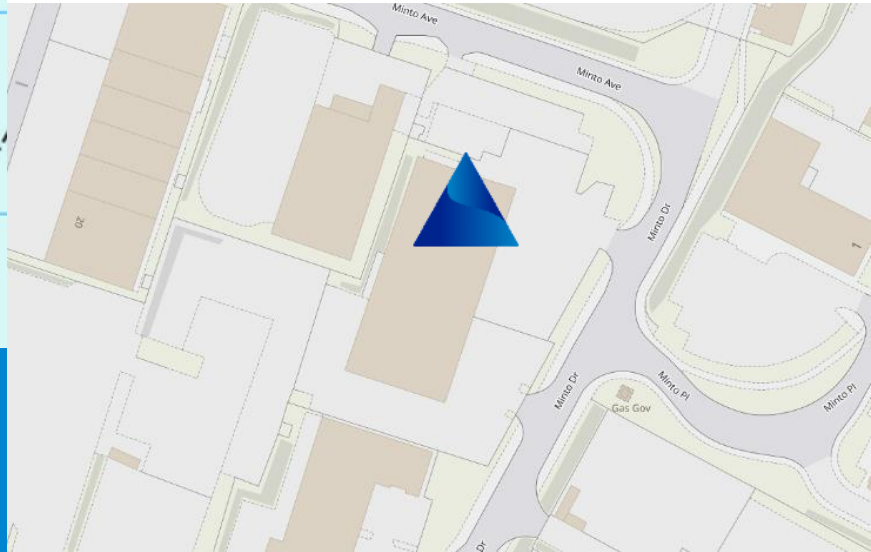



**The subjects are prominently located within the heart of Altens Industrial Estate, situated on the north side of Minto Drive. Altens is one of Aberdeen's principal industrial and commercial locations, approximately 3 miles south of Aberdeen City Centre and Aberdeen Harbour.**

The property is also ideally positioned in relation to the new £350 million deep-water South Harbour at Nigg Bay, which lies approximately 2.5 miles to the east.

The subjects benefit from excellent transport connectivity, with the A90 providing direct access to the south and the wider regional road network. The nearby Charleston Junction of the Aberdeen Western Peripheral Route (AWPR) provides convenient access to the north and west of Aberdeen with further connections heading South or to the city centre.

Surrounding commercial occupiers include Grampian Continental, ASCO, Marine Scotland & Briggs Marine.




**Warehouse unit with offices, secure yard and car parking**

FIND ON GOOGLE MAPS

# Description







**The subjects comprise of a warehouse unit of steel portal frame construction with pitched roofs over clad in profile metal sheeting incorporating translucent roof panels. The walls are a mixture of profile metal cladding or rendered blockwork.**

The workshop has concrete floors with the walls being to the inside face of the cladding or painted blockwork. Lighting is provided via high bay LED fitments with access being via a single roller shutter door or pedestrian access from the offices.

The unit has an eaves height of approx. 5.5M. The offices have recently been refurbished to include new electric panel heating, LED lighting, carpet tiles & suspended ceiling.

Toilets & Kitchen area are also located within the office block

Yard

There is a concrete yard to the front & side and rear of the unit.

Car Parking

The unit benefits from a separate car park area located adjacent to unit 1 for approx. 25 vehicles.

# Floor Plans

UNIT 1 MINTO AVENUE, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3JZ







CLICK HERE FOR 3D FLOOR PLAN

# The Detail

UNIT 1 MINTO AVENUE, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3JZ

## Accommodation

| | m² | ft² |
|---|---|---|
| **Warehouse** | 1033.66 | 11,126 |
| **Offices GF** | 184.72 | 1,988 |
| **Offices FF** | 159.78 | 1,720 |
| **TOTAL** | **1,378.16** | **14,834** |
| Yard | 740 | 7,965 |

The subjects have been measured on a gross internal area in accordance with the RICS Code of Measuring Practice 6th Edition

## Rental

£120,000 per annum.

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## Rateable Value

The subjects are currently entered in the Valuation Roll at as part of a larger entry and will require to be re-assessed upon occupation. Indicative figures can be provided upon request.

## Energy Performance Certificate

The subjects have an EPC Rating of C.

## Energy Transition Zone (ETZ)

The site sits within the Energy Transition Zone which comprises approximately 250 hectares in Altens & Tullos Industrial Estates. Together with the South Harbour these areas will be the catalyst for offshore renewables, production of hydrogen and CO2 storage in order to move to a net zero objective. Further information can be found at www.etzltd.com

## Investment Zone

The property is included within Aberdeen's Investment Zone. Occupiers of the property may qualify for some or all of the following:

- Potential for 100% Non-Domestic Rates Relief for up to 5 years
- Enhanced Capital Allowances on plant and machinery
- Employer National Insurance Contributions Relief

Further details can be provided upon request.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## Services

Mains electricity, gas, water and drainage are installed.

## Entry

Immediately upon completion of legal formalities.

## VAT

All prices quoted in this schedule are exclusive of VAT.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE October 2026

## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**

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**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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