

TO LET

WAREHOUSE UNIT WITH OFFICES AND SECURE YARD

- Located within primary industrial location
- Benefits from 10T Crane in workshop
- Situated within the Investment Zone and the Energy Transition Zone
- The units can be split
- Size – 2,653.16 sqm / 28,558 sqft
- Yard – 1,477 sqm / 15,898 sqft
- Rental - £220,000 per annum

WHAT 3 WORDS

UNITS 1 & 2 MINTO AVENUE, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3JZ

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Location

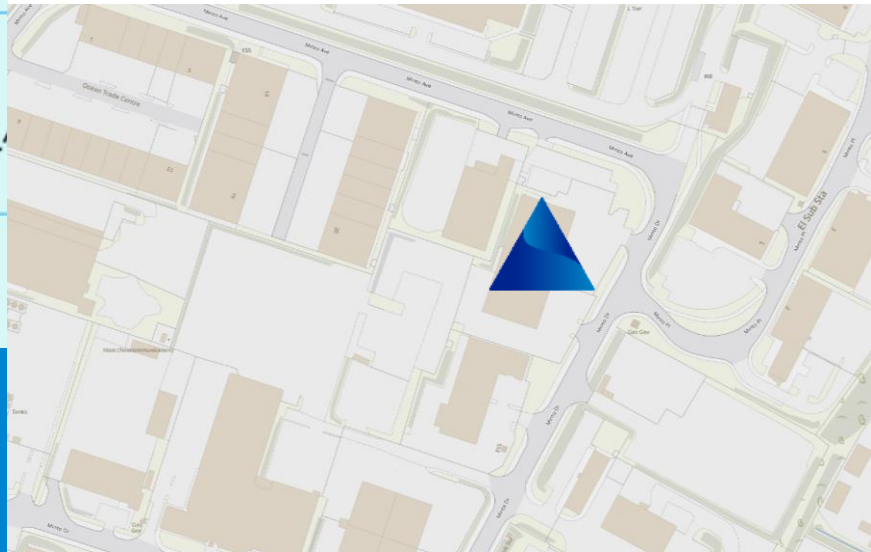


The subjects are prominently located within the heart of Altens Industrial Estate, situated on the north side of Minto Drive. Altens is one of Aberdeen's principal industrial and commercial locations, approximately 3 miles south of Aberdeen City Centre and Aberdeen Harbour.

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.

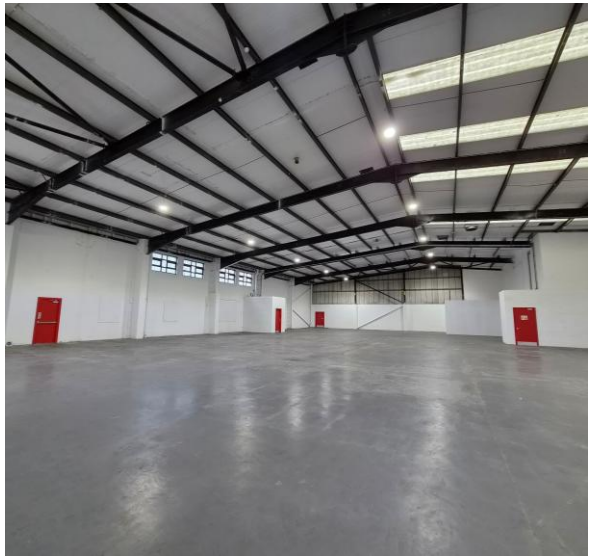
Surrounding commercial occupiers include Grampian Continental, ASCO, Marine Scotland & Briggs Marine.



Detached Warehouse unit with offices, secure yard and car parking

FIND ON GOOGLE MAPS

Description









The subjects comprise of two warehouse units 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.

Unit 1

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.

Unit 2

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 sodium fitments with access being via 2 roller shutter doors or pedestrian access from the yard or offices. The unit has an eaves height of approx. 9.45M and benefits from a 10T crane. A number of stores/lab areas have been installed directly off the workshop. The offices are at first floor level and have carpets, suspended ceiling incorporating LG7 lighting. Toilets and a kitchen are located in this area. At 2nd floor is a store with concrete floors and exposed blockwork walls.

Yard

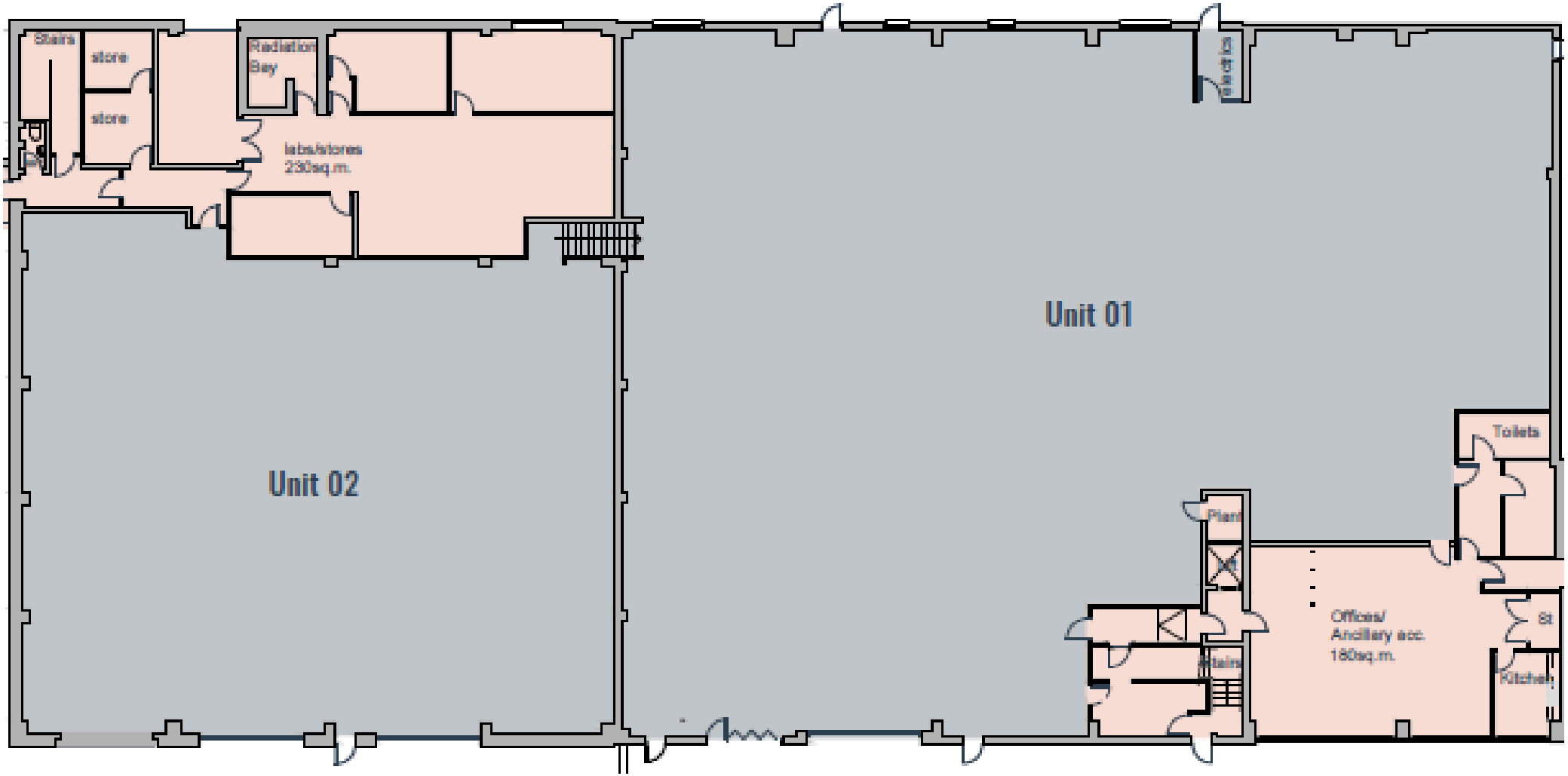
There is a concrete yard to the front, side and rear of the unit.

Car Parking

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

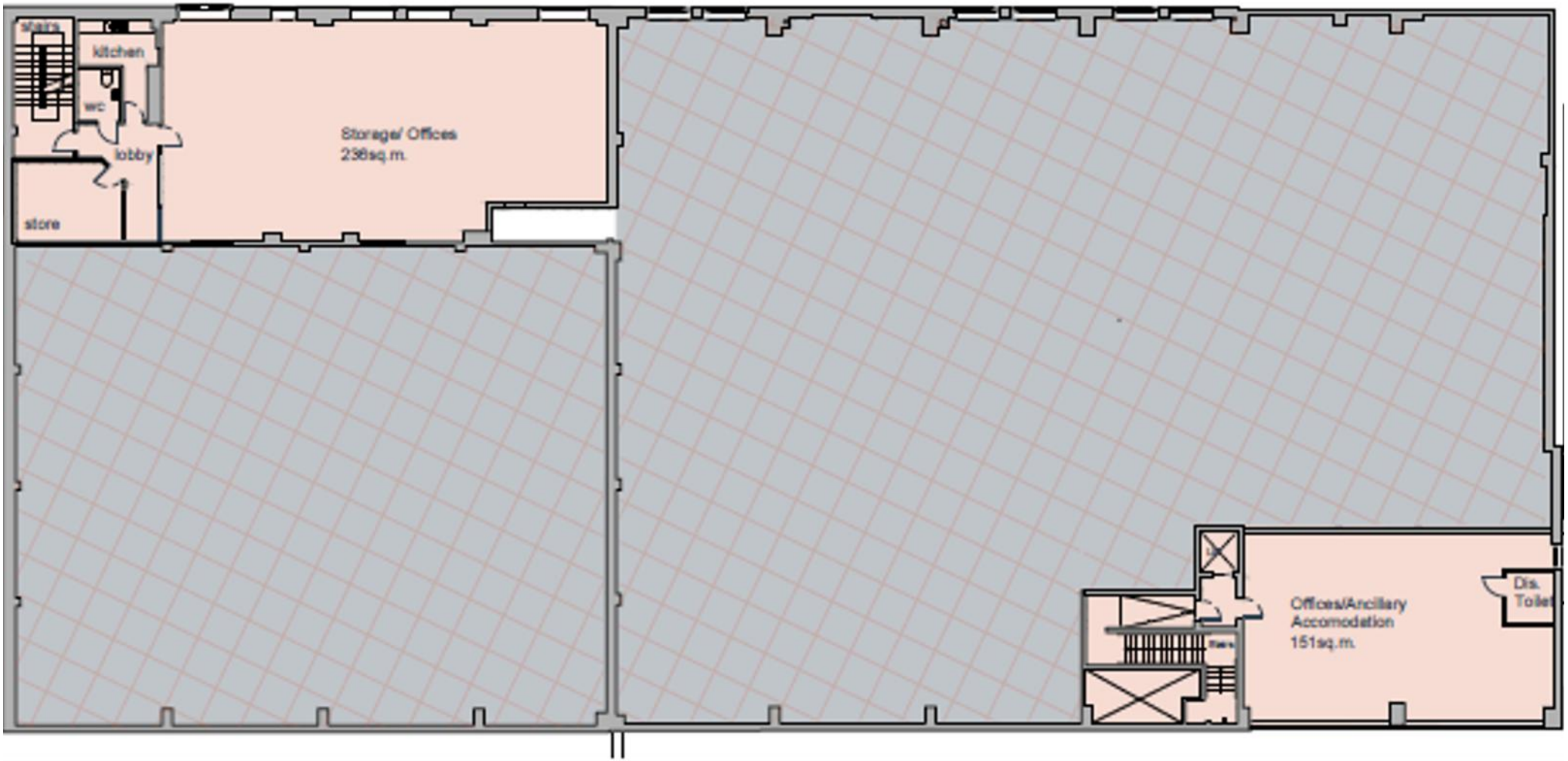
Floor Plans – Ground Floor

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Floor Plans – First Floor

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The Detail

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Accommodation

	m²	ft²
Unit 1 Warehouse	1,033.66	11,126
Unit 2 Warehouse	513.68	5,529
Unit 2 Warehouse stores	256.58	2,762
Unit 1 Offices Ground Floor	184.72	1,988
Unit 1 Offices First Floor	159.78	1,720
Unit 2 Offices First Floor	248.16	2,671
Unit 2 Stores Second Floor	256.58	2,762
TOTAL	**2653.16**	**28,558**
Yard	1,477	15,898

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

Rental

£220,000 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 a Rateable Value of £233,000. The rates poundage for 2026/2027 is 54.8 in the £.

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

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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