

MINTO HOUSE

MINTO HOUSE | MINTO DRIVE | ALTENS | ABERDEEN | AB12 3JZ



Location.

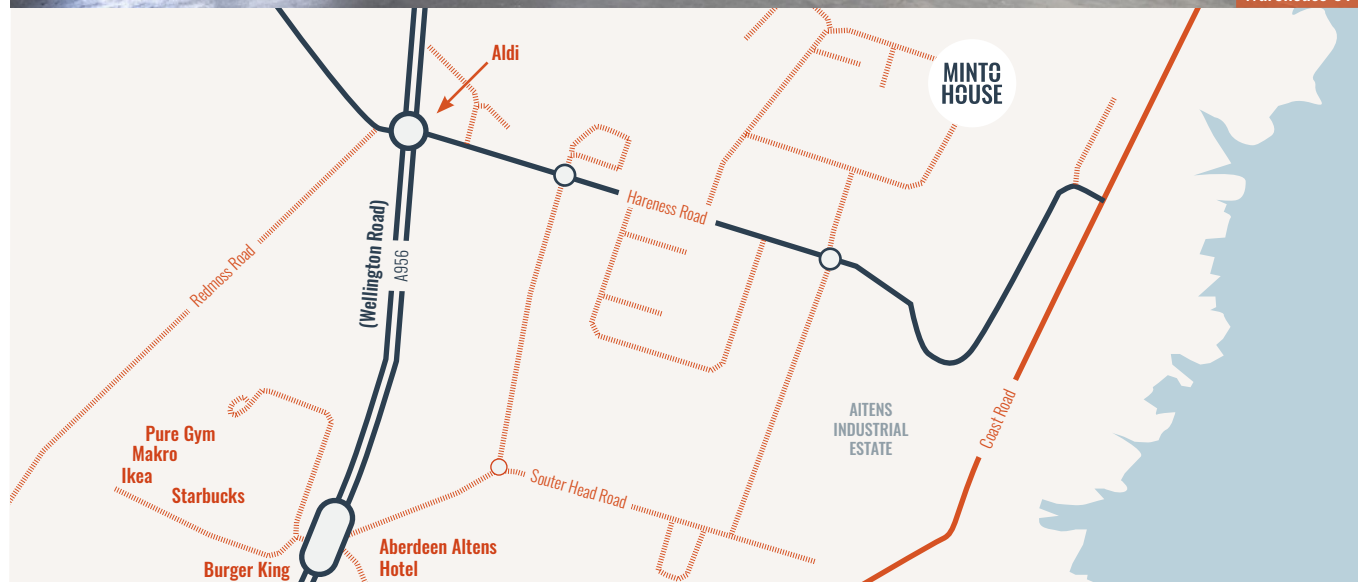
The subjects are located within the heart of Altens Industrial Estate on the northside of Minto Drive. Altens is regarded as one of the primary industrial estates in Aberdeen, located 3 miles south of Aberdeen City Centre and harbour.

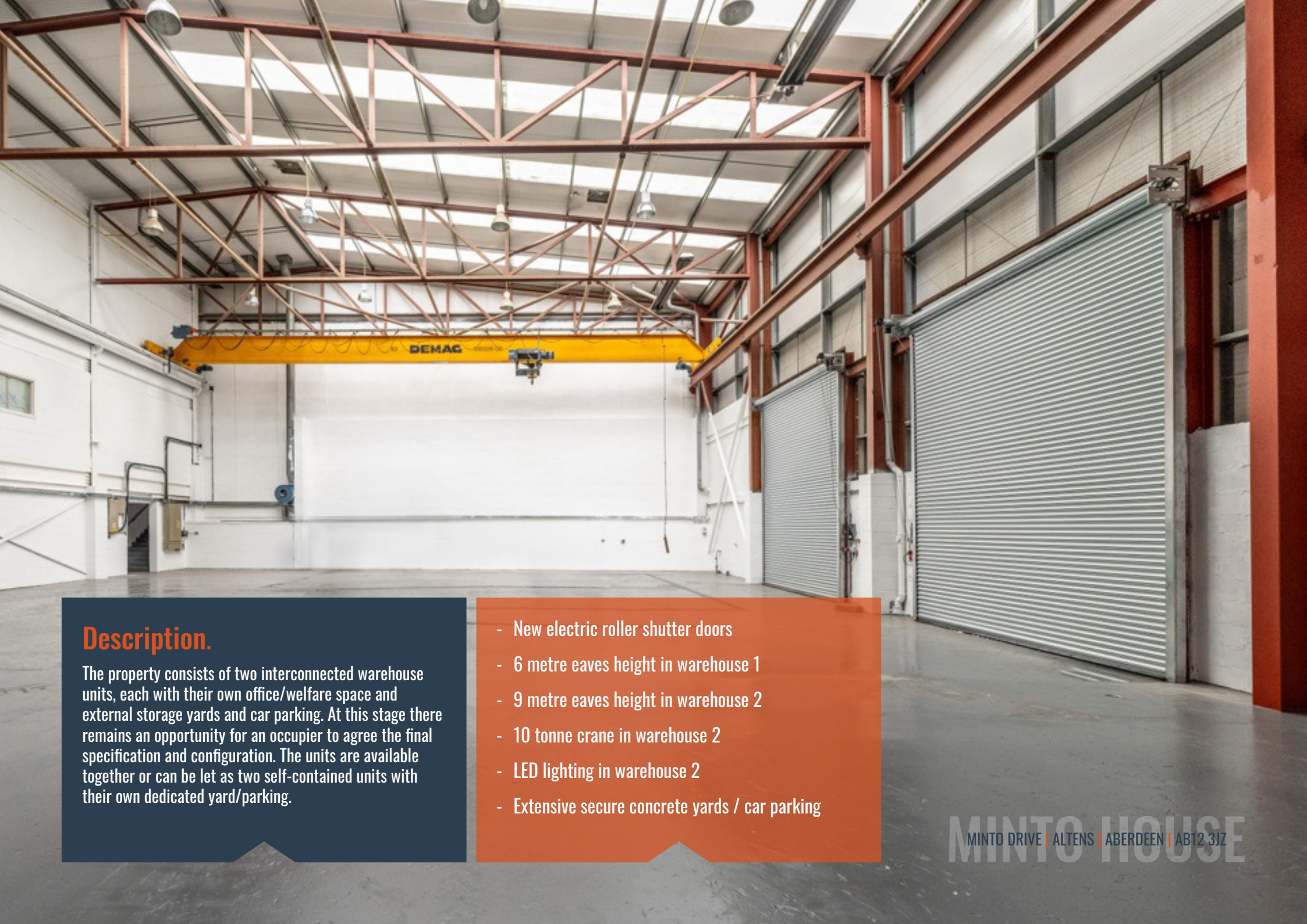
The new £350m deep berth South Harbour at Nigg Bay is 2.5 miles away. The property benefits from an excellent road network, with the A90 providing access to the south. Additionally, the Charleston Junction of the Aberdeen Western Peripheral Route (AWPR) is located close by providing access to all points North and West of the city.

The property lies within the Energy Transition Zone. ETZ Ltd, who are a not for profit, private sector led company set up to deliver the Energy Transition Zone and the regions ambition to become the Net Zero capital of Europe. The zone comprises 70Ha of net zero space adjacent to Aberdeen South Harbour, and is a mixture of greenfield and brownfield sites. ETZ Ltd have already demonstrated their ability to deliver by investing £9M, in partnership with ORECatapult, in the National Floating Wind Innovation Centre on Hareness Road.



Warehouse 01





Description.

The property consists of two interconnected warehouse units, each with their own office/welfare space and external storage yards and car parking. At this stage there remains an opportunity for an occupier to agree the final specification and configuration. The units are available together or can be let as two self-contained units with their own dedicated yard/parking.

- New electric roller shutter doors
- 6 metre eaves height in warehouse 1
- 9 metre eaves height in warehouse 2
- 10 tonne crane in warehouse 2
- LED lighting in warehouse 2
- Extensive secure concrete yards / car parking

Accommodation.

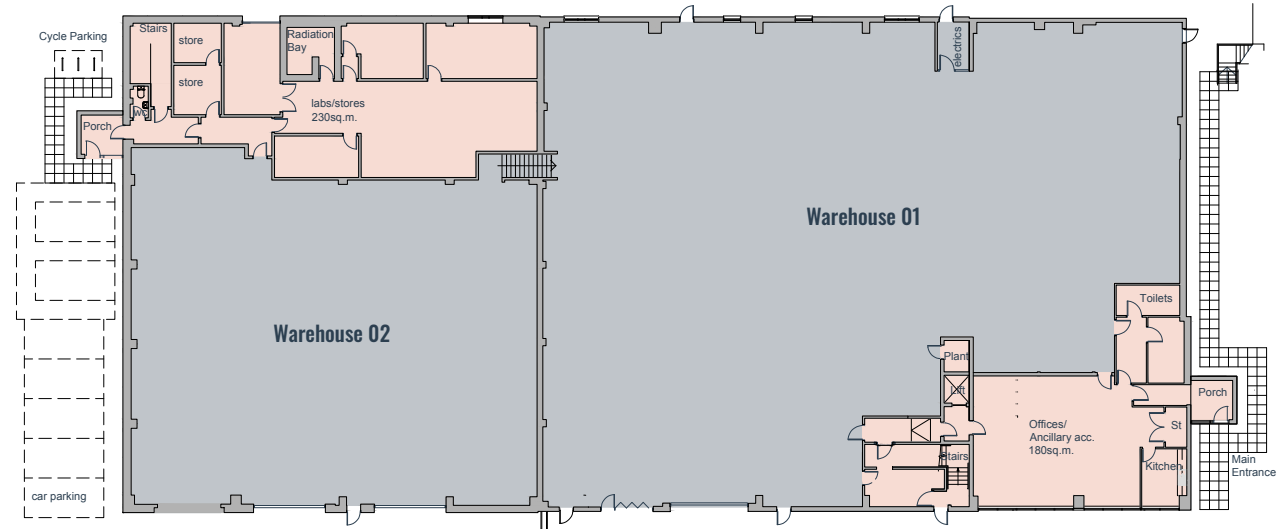
The proposed Gross Internal Floor Area (GIA) of the units are as follows:

		Sq. m	Sq. ft
Whole	Warehouse	1,568.00	16,878
	Warehouse Auxiliary	230.00	2,476
	Main Offices (Unit 1)	331.00	3,562
	Offices (Unit 2)	236.00	2,540
	Total	2,365.00	25,456
	Yard	3,170.00	34,121

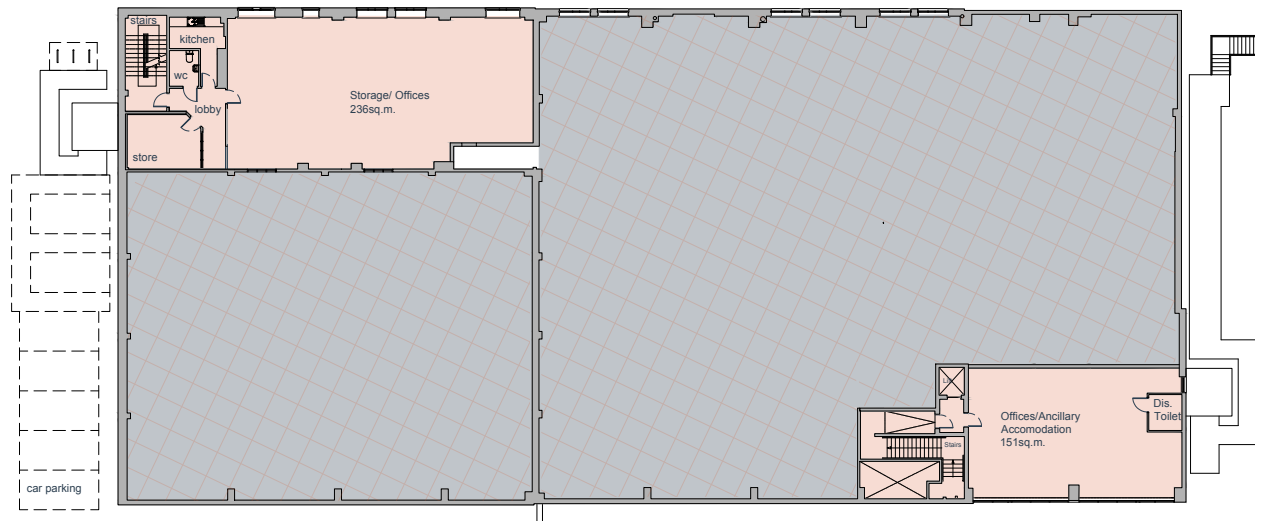
Unit 01	Warehouse	1,030.00	11,087
	Ground Floor Offices	180.00	1,938
	First Floor Offices	151.00	1,625
	Total	1,361.00	14,650
	Yard	1,440.00	15,500

Unit 02	Warehouse	538.00	6,275
	Warehouse Auxiliary	230.00	2,476
	First Floor Offices/Store	236.00	2,540
	Second Floor Store	236.00	2,540
	Total	1,240.00	13,831
	Yard	1,730.00	18,621

Ground Floor Plan



First Floor Plan



Rating.

To be reassessed. An estimate can be provided.

Lease term.

The property is available either as a whole, or as separate self contained units, on Full Repairing and Insuring Lease(s).

Rent.

Whole: £235,000 per annum, Exc

Unit 01: £135,000 per annum, Exc

Unit 02: £100,000 per annum, Exc

VAT.

All figures quoted are exclusive of VAT

Energy Performance Certificate.

The current EPC rating is C38

The EPC ratings will likely improve as a result of the refurbishment works.

Entry.

To be agreed, upon completion of formalities.

Legal costs.

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.



Warehouse 02

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Viewings.

To arrange a viewing or for further information, please contact the letting agents:

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