

TO LET

**HIGH QUALITY ACCOMMODATION WITH EXCELLENT
POTENTIAL FOR A DIVERSE RANGE OF USES**

**ALTEC 1 & 2
MINTO DRIVE
ABERDEEN • AB12 3LW**



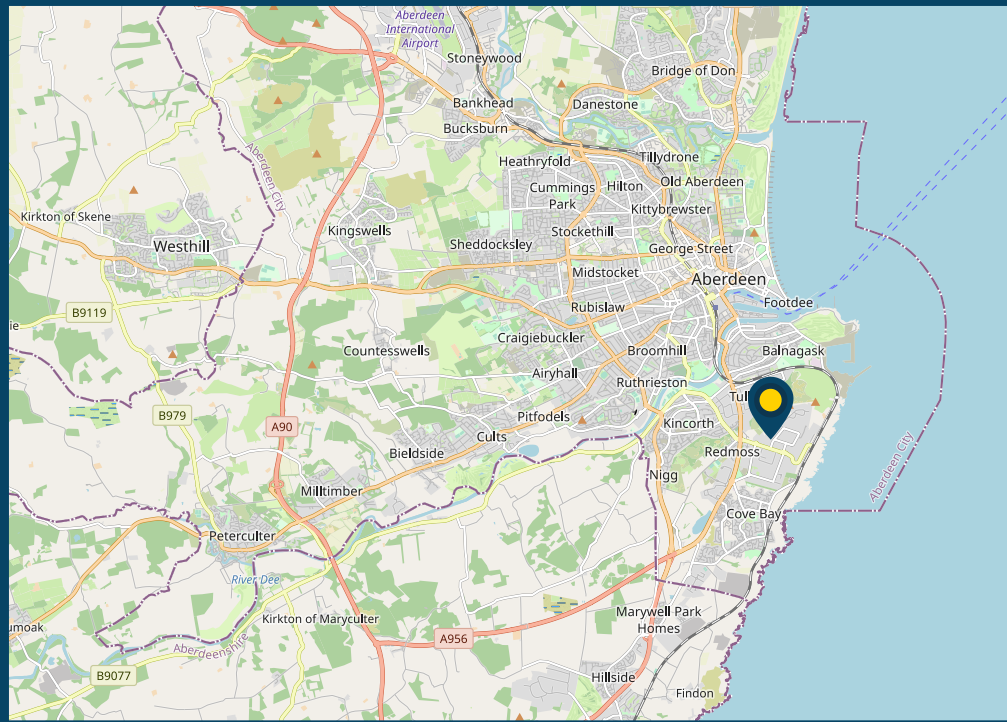
DM HALL
CHARTERED SURVEYORS

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HIGHLIGHTS

- POPULAR AND ESTABLISHED COMMERCIAL LOCATION
- COMPETITIVE RENT
- AVAILABLE ON A FLEXIBLE BASIS
- OPPORTUNITY FOR SUBDIVISION TO CREATE INDIVIDUAL/HYBRID SUITES
- GENEROUS CAR PARKING





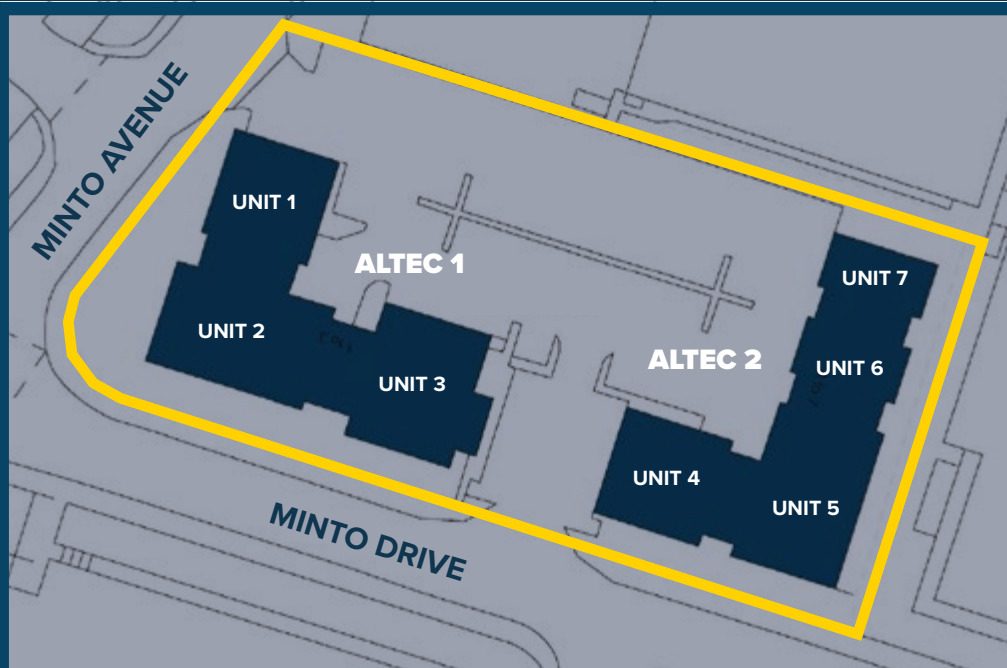
LOCATION

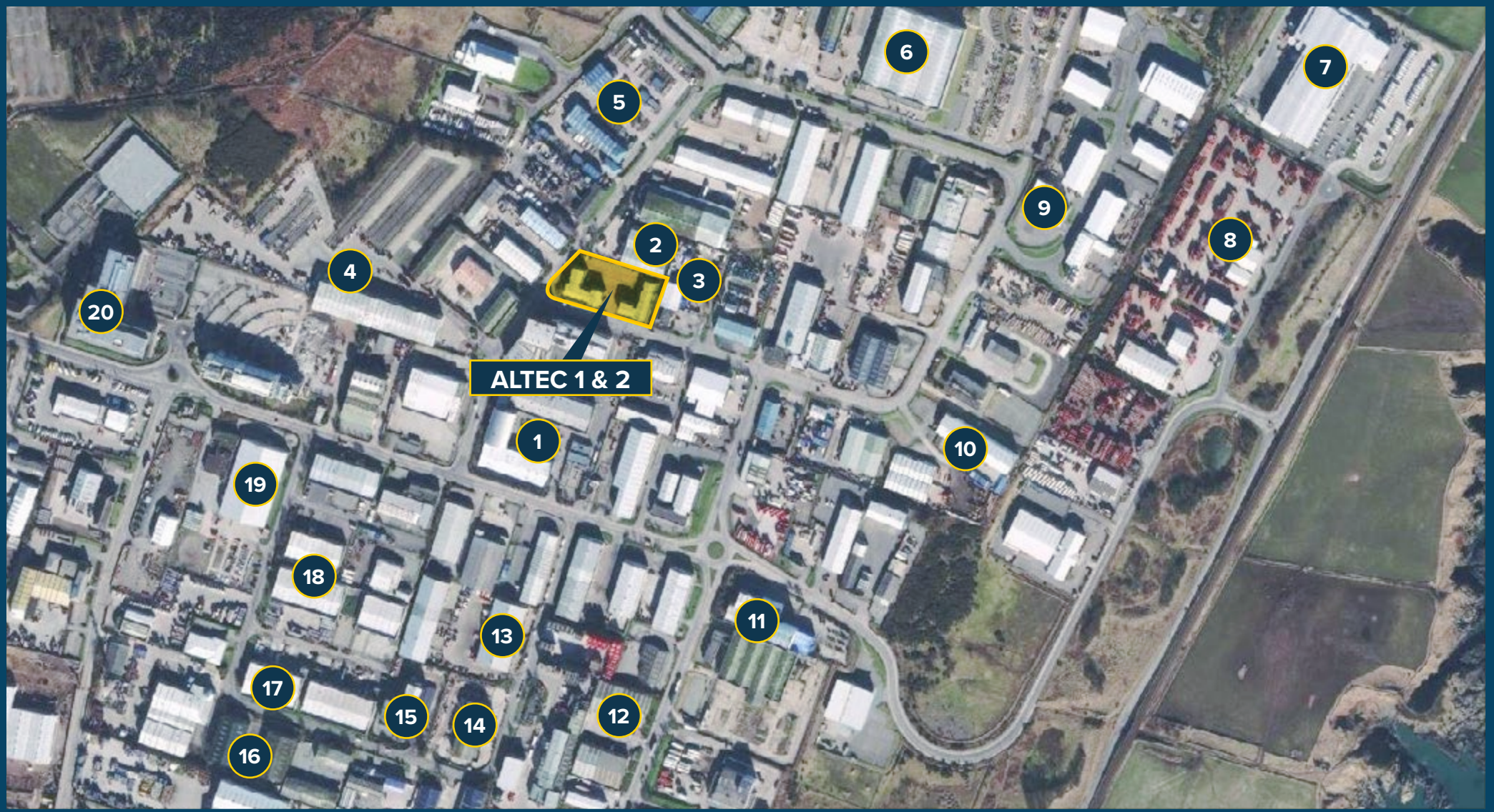
Altec 1 & 2 are situated within Altens Industrial Estate, which is generally regarded as one of Aberdeen's foremost industrial locations. Altens is located closely to the city centre (circa 2 miles), Aberdeen harbour, and has strong transport links to the city's main arterial routes including the A90 and Aberdeen Western Peripheral Route (AWPR). The site also benefits from lying adjacent with the residential suburb of Cove Bay, giving access to a range of amenities. Surrounding occupiers to Altec 1 and Altec 2 include Peterson, Tenaris Global Services and John Lewis, all located in close proximity.

Altens hosts a diverse range of light and heavy industrial facilities as well as office accommodation, allowing it to play an important role in supporting Aberdeen's traditional economies, in addition to the emerging renewable, financial service, and business service sector economies, which already account for more than 25% of the total employment within city. Furthermore, as Aberdeen seeks

to become the 'Net Zero Carbon Capital of Europe', well placed and accessible locations such as Altens will play a key role in achieving this goal.

Altec 1 & 2 are situated in a prominent position within Altens, on the corner of Minto Avenue and Minto Drive, directly opposite the North East Scotland College – Altens Campus. The positioning of Altec 1 and Altec 2 allow it to capitalise on the cities established and emerging markets, and the cities strong links to further research, factors which have resulted in the surrounding industrial area being classed as a Primary Location in the city's wider context. Currently, Altens is home to over 200 diverse occupiers over its 475 acres, with the most recent census highlighting the strength of the areas reach, with Aberdeen hosting a low unemployment rate of 2.3% the lowest in Scotland and in the bottom percentile across the UK.





SURROUNDING OCCUPIERS AND AMMENTIES

- | | | | | |
|--------------------------------|-------------------------------------|--|--------------------------|--------------------|
| 1. North East Scotland College | 5. Tenaris Global Services (UK) Ltd | 9. Rubicon Oilfield International UK Ltd | 13. TNT/Fedex | 17. Wolseley |
| 2. John Lewis | 6. ASCO | 10. Red Wing | 14. Baker Hughes | 18. Yodel |
| 3. Schlumberger | 7. Aberdeen City Council | 11. National Oilwell Varco | 15. Siemens | 19. William Wilson |
| 4. Peterson | 8. Swire Energy Services | 12. Toolstation | 16. Franks International | 20. Wood Group |

DESCRIPTION

The development comprises of two individual two storey modern office buildings of steel portal frame construction with powder coated cladding, double glazed windows and profiled metal sheeting to the roof.

The available accommodation is comprised of a number of fully refurbished open plan suites finished to a high standard. The specification includes carpet tiled concrete floors, suspended ceilings incorporating inset diffused lighting, perimeter panel radiators and perimeter data and power trunking.

Units 1/1A are currently fitted out for use as a training facility comprising a number of training rooms that feature high quality magnetised 'white board' curtain wall partitioning.

The development benefits from a large private car park consisting of 101 car parking spaces.

A show suite is under development to highlight the quality of the accommodation available within the Altec Centre.





ACCOMMODATION

The subjects provide the following accommodation and floor areas, measured on a Net Internal Basis in accordance with the current edition of the RICS Code of Measuring Practice.

	UNIT	SQ. M	SQ. FT	CPS
ALTEC 1	1	186.73	2,010	7
	1A	187.19	2,015	8
	2 / 2A	LET TO ADT FIRE & SECURITY PLC		
	3	241.73	2,602	7
	3A	241.63	2,598	7
ALTEC 2	4	LET TO GCU UK LTD		
	4A	186.18	2,004	6
	5 / 5A / 6	LET TO CR ENCAPSULATION LTD		
	6A	94.95	1,022	3
	7	94.11	1,012	3
	7A	94.48	1,017	4
TOTAL		1,327.00	14,284	45

OPPORTUNITY

Whilst the current occupiers within the Altec Centre are office based, the development provides the flexibility and space to create a hub for non-traditional occupiers within one of Aberdeen's leading commercial locations.

PROPOSAL

The accommodation is currently available to let as is, but provides the opportunity for non-traditional occupiers to establish themselves within close proximity to other complementary businesses, i.e. photography studio, private medical practice, boutique hairdresser, gymnasium, etc.

Units 1/1A are also available furnished.



RENT

Rent on application.

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

1/1A	£51,500
3	£33,250
3A	£33,250
4A	£25,750
6A	£12,750
7	£12,750
7A	£12,750

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable.



VAT

All prices quoted in this schedule are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

1	E (68)
3	E (68)
4	E (64)
6	E (60)
7	E (78)

Full documentation is available upon request.

ENTRY

On conclusion of missives.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.



OFFERS / VIEWING

To arrange a viewing or for any further information please contact:

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