



MINTO
COMMERCIAL PARK

TO LET/MAY SELL **UNIT 1**

MINTO PLACE, MINTO COMMERCIAL PARK, ALTENS INDUSTRIAL ESTATE,
ALTENS, **ABERDEEN** AB12 3SN



/// 12,114 sq ft Offices /// 4,978 sq ft Warehouse /// 4,439 sq ft Secure Yard
/// 58 parking spaces /// Available in whole or part



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LOCATION

Unit 1 Minto Commercial Park is situated within the heart of Altens Industrial Estate. Altens is regarded as the primary industrial estate in Aberdeen and is located two miles south of Aberdeen City Centre and close to the A90. It is also in close proximity to the Charlston 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, Total and Wood Group.

Minto Commercial Park sits within the Energy Transition Zone, comprising of 30-40 hectares of space in the immediate vicinity of the new £400m Aberdeen South Harbour.

ETZ's role is to harness the skills and company base aligned with an oil and gas industrial focus on decarbonisation, creating an integrated energy cluster and helping to accelerate the delivery of net zero within Scotland and the UK.

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.

SPECIFICATION

OFFICE & PARKING:

- 12,114 SQ FT OFFICE SPACE OVER THREE FLOORS
- 150MM OVERALL RAISED ACCESS FLOOR
- 3 PIPE VRV AIR CONDITIONING
- 8 PERSON PASSENGER LIFT
- 58 PARKING SPACES

WAREHOUSE & YARD:

- 1 ELECTRIC ROLLER SHUTTER DOOR
- 3 PHASE POWER
- STEEL MONO PITCH CONSTRUCTION
- SECURE CONCRETE YARD
- HIGH BAY LIGHTING

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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.

Our client will also give consideration to letting the building in part.

RENT/SALE

Upon application.

RATEABLE VALUE

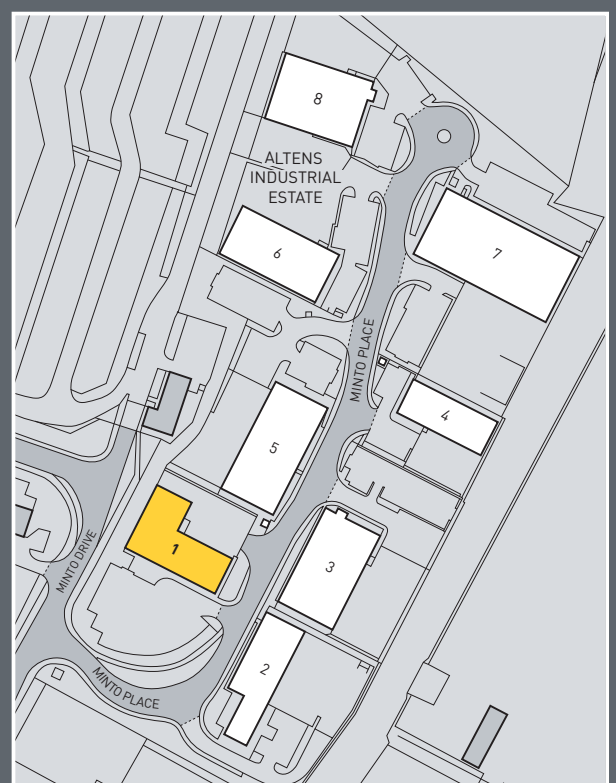
The subjects are currently entered into the valuation roll as follows: £182,000. We would point out that any incoming occupier would have the right to appeal this within the first six months of occupation.

VAT

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

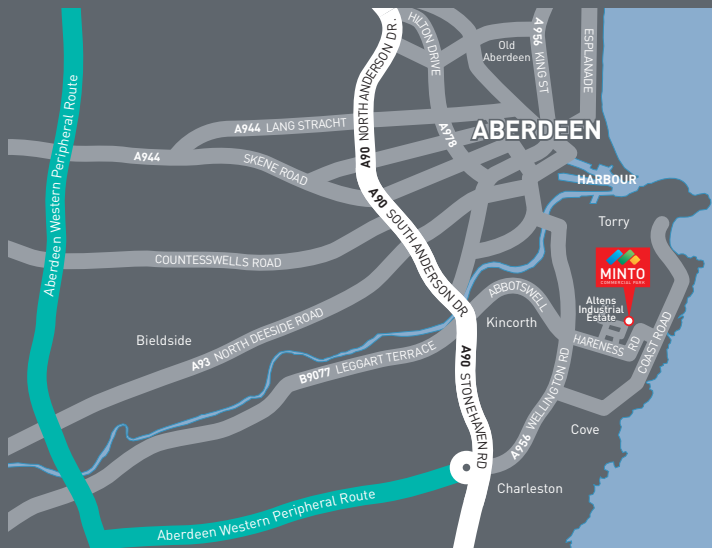
ENTRY

Immediately upon conclusion of legal formalities.



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EPC RATING

EPC: C

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:

Ryden, The Capital, 431 Union Street, Aberdeen, AB11 6DA

Paul Richardson

Mob: 07789 986141

Email: paul.richardson@ryden.co.uk

Knight Frank, 4 Albert Street, Aberdeen AB25 1XQ

Scott Hogan

Mob: 07468 729768

Email: scott.hogan@knightfrank.com

 **abrdrn**

Ryden.co.uk
01224 588866

 **Knight Frank**
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