



**MINTO**  
COMMERCIAL PARK

## TO LET **UNIT 8**

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



/// 4,619 sq ft Office /// 10,101 sq ft Warehouse /// 16,397 sq ft Concrete Yard  
/// 23 parking spaces /// Available in whole or part

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### LOCATION

Unit 8 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 2 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.

### DEVELOPMENT

Minto Commercial Park extends to approximately 4.45 ha (11 acres) and has been developed within the last 10 years comprising 7 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:

- 4,619 SQ FT OPEN PLAN OFFICE SPACE
- 150MM OVERALL RAISED ACCESS FLOOR
- 3 PIPE VRV AIR CONDITIONING
- 8 PERSON PASSENGER LIFT
- 23 PARKING SPACES

#### WAREHOUSE & YARD:

- 2 ELECTRIC ROLLER SHUTTER DOORS
- 3 PHASE POWER
- 7M EAVES HEIGHT
- SECURE CONCRETE YARD
- HIGH BAY LIGHTING
- CAPACITY FOR A 10 TONNE OVERHEAD CRANE

- /// 4,619 sq ft Office
- /// 10,101 sq ft Warehouse
- /// 16,397 sq ft Concrete Yard
- /// 23 parking spaces
- /// Available in whole or part



## 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

Upon application.

## RATEABLE VALUE

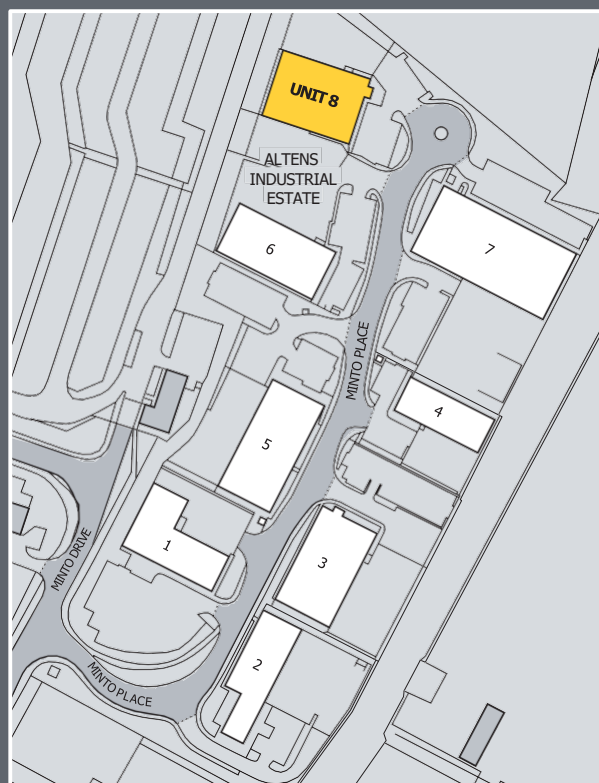
The new draft proposed Rateable Value of the subjects is £169,000 (formerly £198,000) effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation. We would point out that any incoming occupier would have the right to appeal this within the first six months of occupation.

## VAT

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

## ENTRY

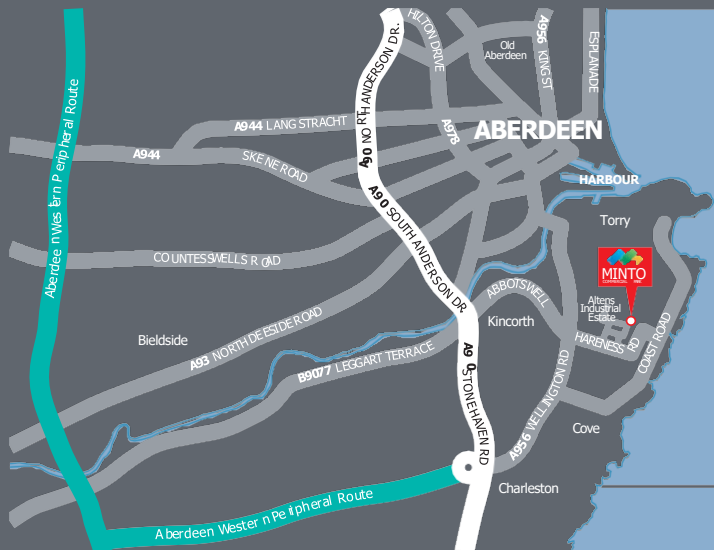
Immediately upon conclusion of legal formalities.





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## EPC RATING

EPC: B

## 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 Capitol, 431 Union Street, Aberdeen, AB11 6DA

**Paul Richardson**

Tel: 01224 588866

Mob: 07789 986141

Email: paul.richardson@ryden.co.uk

Knight Frank, 4 Albert Street, Aberdeen AB25 1XQ

**Scott Hogan**

Tel: 01224 644272

Mob: 07468 729768

Email: scott.hogan@knightfrank.com



Knight Frank and Ryden for themselves and for vendors or lessors of this property whose agents they are, give notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. 3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. 4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. 5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. November 2021. Alamo Design 01924 471114.