



# No.1

## MINTO DRIVE

ALTENS INDUSTRIAL ESTATE  
ABERDEEN AB12 3LW

## TO LET/ MAY SELL

### WAREHOUSE WITH LARGE SECURE YARD

- ▶ Flexible clean storage space
- ▶ Suitable for multiple uses, with distribution belt currently in situ
- ▶ Prime industrial location
- ▶ Excellent connectivity to Aberdeen City Centre, the A90 and Aberdeen Western Peripheral Route via Wellington Road.
- ▶ Detached warehouse facility extending to 1,889.26 sq.m (20,336 sq.ft) approx.
- ▶ Large secure yard extending to 3,330.00 sq.m (35,844 sq.ft) approx.
- ▶ Flexible terms available
- ▶ Rent £135,000pa



**WESTCOAST**  
ESTATES LTD.



## // LOCATION

The subjects are located on the south-eastern corner of Minto Drive within Altens Industrial Estate. Aberdeen City Centre is located approximately 3.5 miles north via Wellington Road (A956), whilst Aberdeen International Airport is located approximately 10 miles north west.

The property is located approximately 2.7 miles north from the Charleston junction of the Aberdeen Western Peripheral Route (AWPR). This has improved connectivity to all parts of Aberdeen.

Surrounding occupiers include Peterson, Red Wing, Tenaris and Wood Group.

The exact location can be seen on the plan opposite.



## // DESCRIPTION

The subjects comprise a detached warehouse with exclusive car-parking, and secure concrete and hardcore yard.

The warehouse is of steel portal frame construction with a concrete floor and profile metal cladding to walls and roof. Access is provided via steel framed roller shutter doors to the north and east elevation. Artificial lighting is provided via suspended high bay lamps and natural light is provided via translucent roof lights. Internally the warehouse benefits from a dock leveller and a distribution conveyor belt, this can remain or be removed at occupiers request. There is an eaves height of approx. 3.7 metres and an apex height of 7.00 metres. The integral office area includes kitchenette and toilet facilities, constructed of blockwork walls and suspended ceilings.

Externally the site is bounded by security fencing and benefits from an exclusive car park for 20 cars, located adjacent to the main entrance.

## // FLOOR AREAS

We calculate the approximate gross internal floor areas to be as follows:

<b>Warehouse</b>	1,806.30 sq.m	19,443 sq.ft
<b>Office</b>	82.96 sq.m	893 sq.ft

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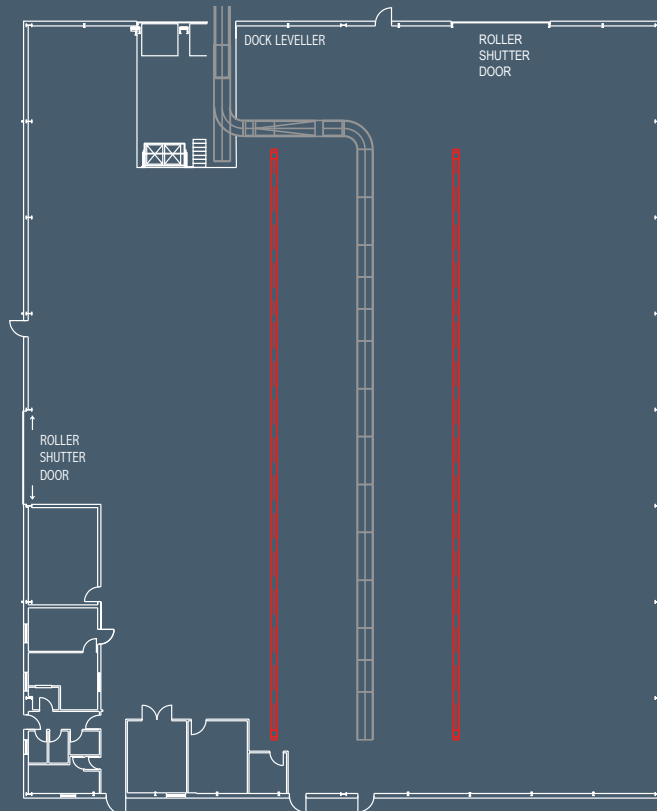
<b>TOTAL</b>	<b>1,889.26 sq.m</b>	<b>20,336 sq.ft</b>
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<b>Secure Yard</b>	3,330.00 sq.m	35,844sq.ft
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The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

## FLOORPLAN



## // LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease. Any medium/long term leases will provide for upward only rent reviews.

## // RENT

£135,000pa.

## // PRICE

Our client is prepared to consider offers for their heritable interest.

## // RATEABLE VALUE

The subjects are currently entered into the valuation roll as follows: £189,000.

## // EPC

The subjects have an EPC Rating of G. Full documentation is available upon request.

## // LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant/purchaser will be responsible for any Land & Buildings Transaction Tax and Registration Dues, if applicable.

## // VAT

All prices quoted in the Schedule are exclusive of VAT.

## // ENTRY

By arrangement.

## // VIEWING AND OFFERS

By prior arrangement with the joint letting/selling agents, to whom all formal offers should be submitted in Scottish Legal Form.





### // ALTERNATIVE LETTING

Our clients may also entertain a letting excluding the area hatched on the adjacent aerial image with a new vehicular access to be created which will be agreed between both parties.

Should this be of interest, then a rental of £110,000pa would be sought.



## // CONTACT



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