

UNLOCKING
FUTURE POTENTIAL

MINTO

Mi M2

FOR SALE / TO LET Minto Drive, Altens Industrial Estate, Aberdeen, AB12 3LW

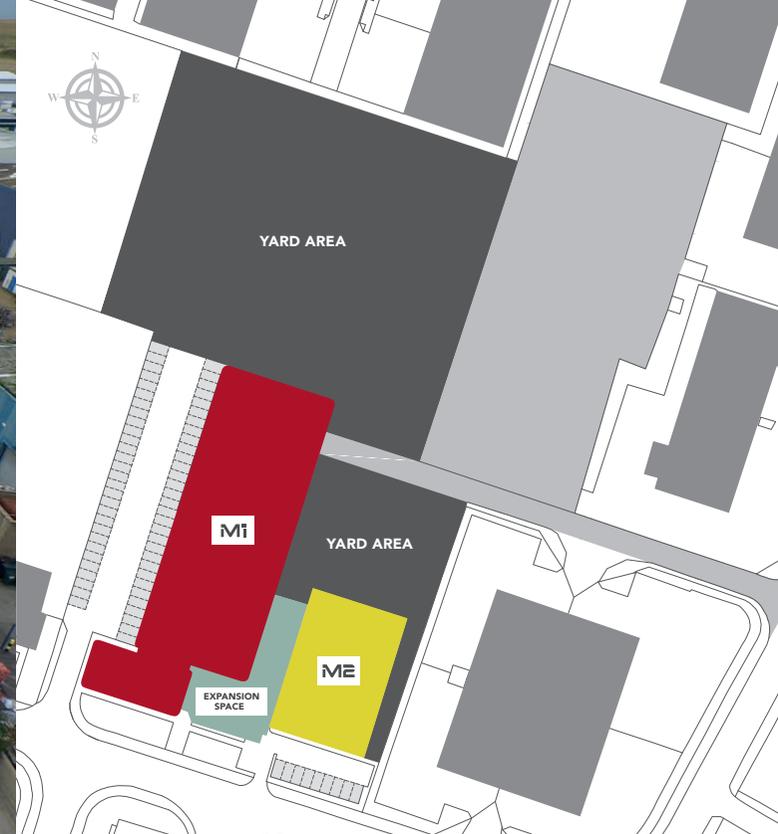
OVER 4 ACRES OF FLEXIBLE INDUSTRIAL ACCOMMODATION WITH SIGNIFICANT YARD AND OFFICES



RECEPTION ATRIUM



- > SIGNIFICANT INDUSTRIAL ACCOMMODATION WITH EXTENSIVE YARD
- > FLEXIBLE OFFICE SPACE WHICH CAN BE SUBDIVIDED
- > COMPETITIVELY PRICED
- > PROMINENT SITE IN THE HEART OF ALTENS
- > DETAILED PLANS AND COSTS HAVE BEEN PRODUCED FOR SUBDIVIDING OPTIONS



AN OPPORTUNITY WITH EXCEPTIONAL POTENTIAL

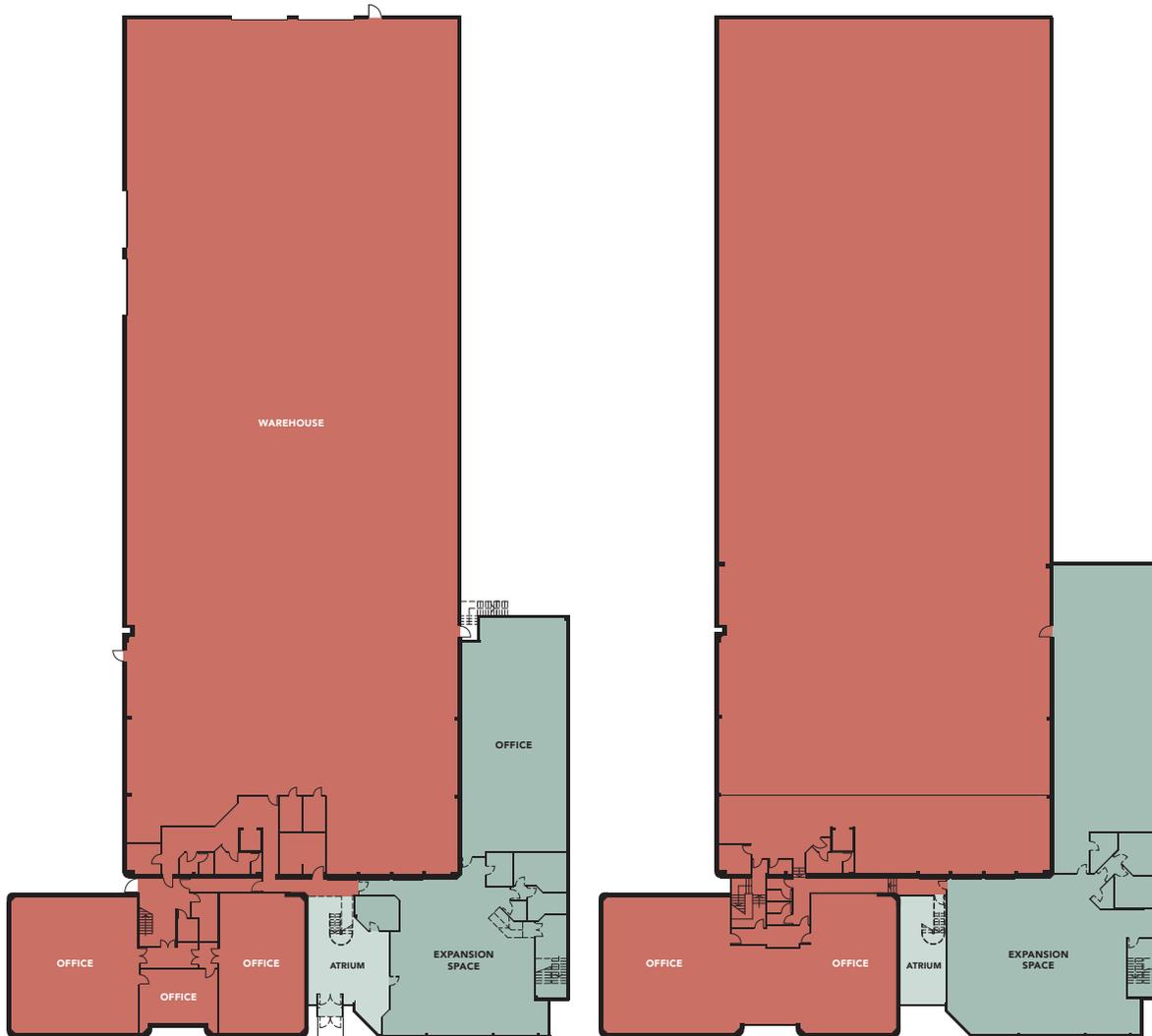
A unique opportunity to unlock future potential in the heart of Altens Industrial Estate, Aberdeen.

The subjects encompass a 4 acre site which currently comprises of a substantial industrial and office facility extending to 52,723 sq ft with the benefit of an extensive yard extending to a further 84,155 sq ft.

Whilst the current configuration comprises a single unit there is scope **to subdivide and create a building tailored to an occupier's individual needs.**



EXTENSIVE YARD



GROUND FLOOR

FIRST FLOOR

Please note that the internal CGI illustration above is for illustrative purposes only and indicative of what may be achieved.



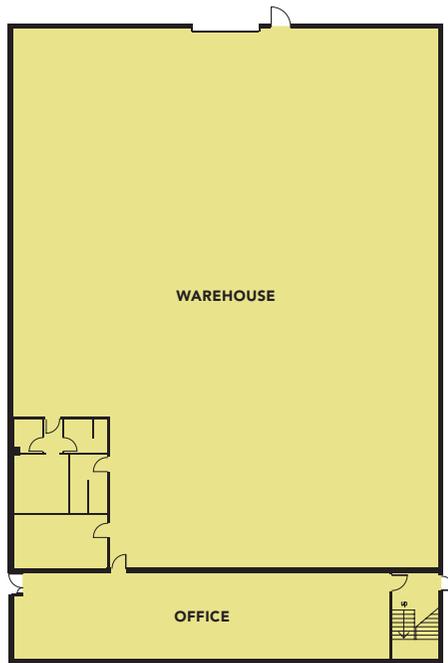
WAREHOUSE

EAVES 5.5M

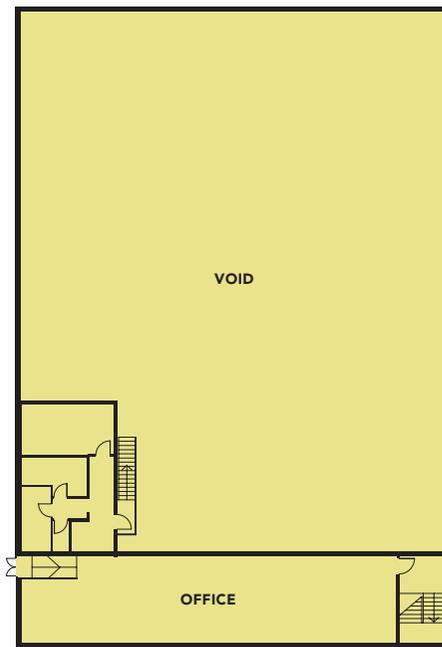


POTENTIAL OFFICE FITOUT (CGI)

WAREHOUSE:	23,626 sq ft	2,195 m ²
OFFICES (GF & FF):	6,835 sq ft	635 m ²
ATRIUM:	795 sq ft	74 m ²
GF EXPANSION SPACE:	4,622 sq ft	430 m ²
FF EXPANSION SPACE:	5,759 sq ft	535 m ²
YARD:	70,000 sq ft (1.6 Acres)	6,503 m ²
CAR PARKING:	50 Spaces to the side	



LOWER GROUND FLOOR



GROUND FLOOR



WAREHOUSE

EAVES 5.25M



POTENTIAL OFFICE FITOUT (CGI)

WAREHOUSE:	8,611 sq ft	800 m ²
OFFICES:	2,475 sq ft	230 m ²
YARD:	14,155 sq ft	1,315 m ²
CAR PARKING:	11 Spaces to the front	

FIRST CLASS TRANSPORT LINKS

Mi & MĒ occupy a prominent site on Minto Drive, within Altens Industrial Estate, Aberdeen's prime industrial location, south of the city.

- > It is accessed within a two minute drive from the A90 and Aberdeen's new Western Peripheral Route (AWPR)
- > The location is also enhanced with improved links to the north following the completion of the AWPR.
- > It is located close to the existing harbour as well as the new Aberdeen South Harbour, due for opening in 2020.
- > South of Aberdeen is the preferred location for the Oil & Gas sector, as well as logistics companies.



DRIVING DISTANCES

- | | |
|--------------------------|-----------|
| > A90 Route | 2.2 miles |
| > AWPR Charleston Link | 2.5 miles |
| > Aberdeen Harbour | 2.6 miles |
| > Aberdeen South Harbour | 2.2 miles |
| > City Centre | 3.1 miles |



ENERGY PERFORMANCE CERTIFICATE: Further information can be provided upon request.



CONTACT US

For further information or viewing arrangements please contact the agents:-

SHEPHERD CHARTERED SURVEYORS 35 Queens Road Aberdeen AB15 4ZN t: 01224 202800 www.shepherd.co.uk
James Morrison j.morrison@shepherd.co.uk **Chris Grinyer** c.grinyer@shepherd.co.uk

CBRE 1 Albyn Terrace Aberdeen AB10 1YP t: 01224 219000 www.cbre.co.uk
Iain Landsman iain.landsman@cbre.com **Derren McRae** derren.mcrae@cbre.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. January 2018.