



No.1

MINTO DRIVE

ALTENS INDUSTRIAL ESTATE
ABERDEEN AB12 3LW

TO LET/ MAY SELL

**WAREHOUSE WITH
LARGE SECURE YARD**

- ▶ Prime industrial location
- ▶ Excellent connectivity to Aberdeen City Centre and A90 dual carriageway via Wellington Road (A956)
- ▶ 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.



// 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 Aberdeen Western Peripheral Route (AWPR), due for completion late 2017, has a junction at Charleston approximately 1 mile to the south of Altens Industrial Estate close to the junction of the A90 dual carriageway and Wellington Road (A956).

Surrounding occupiers include Shell UK, Total, ASCO and Wood Group.

The exact location can be seen on the plan opposite.



// DESCRIPTION

The subjects comprise a detached workshop 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 integral office areas, including kitchenette and WCs, constructed of blockwork walls with 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.

There is also the potential for the unit to be leased with additional offices at ground and first floor level. Plans can be provided upon request.

// FLOOR AREAS

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

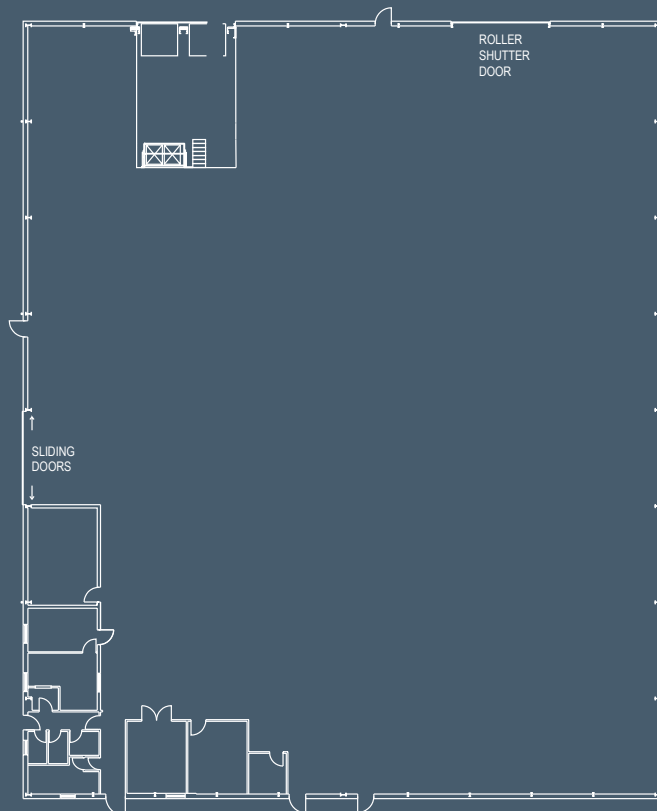
Warehouse	1,806.30 sq.m	19,443 sq.ft
Office	82.96 sq.m	893 sq.ft

TOTAL	1,889.26 sq.m	20,336 sq.ft
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Secure Yard	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

£200,000 exc VAT

// 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: £145,000.

// 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.





// CONTACT



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