

TO LET/MAY SELL MODERN OPEN PLAN OFFICE WITH PARKING

BLOCK 3, THE ALTEC CENTRE MINTO DRIVE

Altens, Aberdeen, AB12 3JZ



Key Highlights

- Newly Refurbished
- Suites from 241.3 sq.m (2,598 sq.ft) to 483 sq.m (5,200 sq.ft)
- Designated Car Parking
- Open Plan Configuration

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Location

The Altec Centre is situated on the corner of Minto Drive and Minto Avenue, within the popular business location of Altens and lies approximately 3 miles south of Aberdeen City Centre. By virtue of this location, the office benefits from easy access to Aberdeen Harbour, the City Centre and the main trunk road network leading both North and South.

Other occupiers in the vicinity include Wood Group PSN, Shell UK Ltd and North East Scotland College.

Description

The development comprises two modern office blocks of steel portal frame construction. The available accommodation is located across a number of suites and generally comprises open plan space finished to a high standard to include carpet tiled floors, suspended ceilings incorporating inset diffused lighting and perimeter data and power trunking.

Suites are available individually or in combination.

Accommodation

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS:

ACCOMMODATION	SQ.M	SQ.FT
Ground Floor	241.7	2,602
First Floor	241.3	2,598
Total	483.0	5,200

Car Parking

The suites benefit from the following parking allowance:

Ground floor – 7 spaces

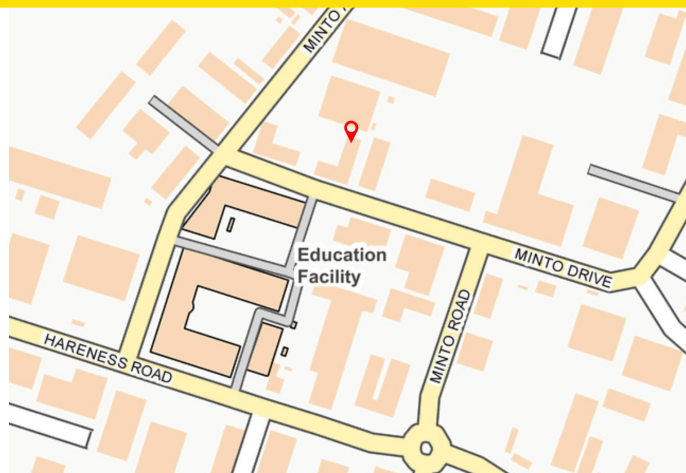
First floor – 7 spaces

Lease Terms

Our clients are seeking to lease the premises on Full Repairing and Insuring terms for a negotiable duration. Any medium to long term lease would require to incorporate provision for upward only rent review at regular intervals.

Rent

On application.



Rateable Value

The subjects are separately entered into the Valuation Roll with a Rateable Value of £33,250 per suite. The car parking allocation for the ground floor suite have a Rateable Value of £1,750 per space, whereas, the First Floor Suite spaces have a Rateable Value of £500 per space.

Any prospective occupier will have the opportunity to appeal this Rateable Value.

Fresh Start Relief is also available for any incoming occupier and as such could benefit from 12 months rates exemption.

Energy Performance Certificate

The subjects have a current Energy Performance Rating of E+.

Copies of the EPC certificates are available upon request.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

Entry Date

On conclusion of legal missives.

Viewings

For further information or viewing arrangements please contact the sole joint agents.

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