

TO LET SECURE CONCRETE YARD

MINTO DRIVE, ABERDEEN, AB12 3LW



- **LOCATED WITHIN POPULAR INDUSTRIAL ESTATE**
- **1.1 ACRES OR THEREBY**
- **RENTAL £45,000PA**

VIEWING &
FURTHER
INFORMATION

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LOCATION:

The subjects are located within Altens Industrial Estate, one of Aberdeen's prime and most popular commercial areas. It is close to the city centre (approximately 2 miles), the harbour and has strong transport links to the city's main arterial routes and in particular to the south via the A90 and thereafter the AWPR.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise a secure yard area which has been laid in concrete and is rectangular. The site is secured by a wire fence. A new access point is to be created which is via a side road located on Minto Drive.

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ACCOMMODATION:

The site is approximately 1.1 acres or thereby.

The above mentioned areas has been calculated from online mapping software.

RENTAL:

A rental of £45,000pa is sought. As is standard practice this will be payable quarterly in advance.

RATING:

The subjects will be required to be reassessed upon occupation as it is currently part of a lodger entity. Indicative rates can be provided upon request.

LEASE TERMS:

Our clients are seeking to lease the premises for a negotiable period with any medium to long term lease durations being subject to open market rental value.

VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

VIEWING & OFFERS:

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

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