

High Specification Office And Industrial Facility With Secure Yard

Unit 4, Minto Commercial Park

Altens Industrial Estate, Minto Place, Altens, Aberdeen AB12 3SN



- Modern Specification
- High Quality Fit Out
- Short term lease remaining - longer lease available from the landlord
- Available due to relocation
- Office - 2,123 sq ft, Warehouse - 4,494 sq ft

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Location

Unit 4 Minto Commercial Park is situated within the heart of the long established Altens Industrial Estate. Altens is widely regarded as the primary industrial estate in Aberdeen. The building is approximately 2 miles south of Aberdeen City Centre and in close proximity to the A90. By virtue of its location, it benefits from easy access to the city centre and to the city bypass, the Aberdeen Western Peripheral Route (AWPR), which is due for imminent completion.

Surrounding occupiers include Shell, AMEC, Maersk, Tidewater, Tercel and Denholm. The location is shown on the attached plan, which has been provided for indicative purposes only.

Description

Minto Commercial Park extends to approximately 4.45 ha (11 acres), and was developed some 10 years ago by prominent local developer Knight Property Group. The development comprises 7 high quality industrial units, characterised by excellent access, good provision of car parking and a high quality specification.

4 Minto Place is a detached industrial building of steel portal frame construction, with single storey offices to the front, and an exclusive concrete yard to the side. The building sits on a site which extends to circa 0.55 acres, and benefits from 13 exclusive car parking spaces. There is a modern specification to include raised access floors (150mm), suspended acoustic tiled ceiling and VRV air conditioning in the offices. The workshop has an electric roller shutter door, 3 phase power, 7m eaves height and high bay lighting. There is mezzanine storage above the offices, accessed via a fixed metal stair. The building has been fitted out to a high standard, to include glazed partitioning throughout the offices and a tea prep / canteen area has been built in the warehouse.

Floor Area

4 Minto Place has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), and the following Gross Internal Areas derived.

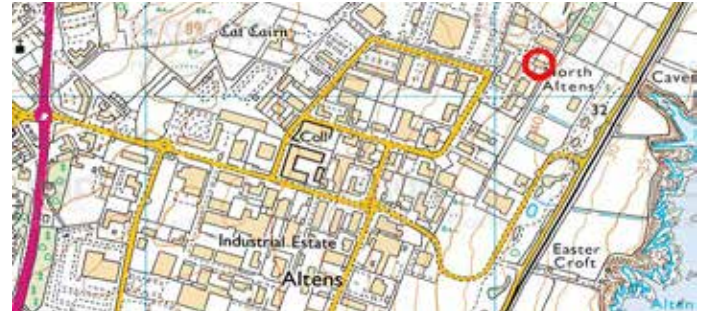
| | |
|--------------|---------------------------------|
| Office | 197.3 sq.m (2,123 sq.ft) |
| Mezzanine | 202.2 sq.m (2,177 sq.ft) |
| Warehouse | 417.5 sq.m (4,494 sq.ft) |
| Total | 817.0 sq.m (8,794 sq.ft) |
| Yard | 527.2 sq.m (5,675 sq.ft) |

Energy Performance Certificate (EPC)

A copy of the EPC and Recommendation Report can be issued on request. The rating is D.

Lease Terms

The building is currently held on a Full Repairing and Insuring lease which runs until 26th November 2019. Passing rent is £104,337 (exc VAT) per annum, and there are no further rent reviews.



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It is our client's preference to assign their interest, albeit they would be willing to consider a sublease until expiry of the head lease.

A longer term lease is available from the landlord.

Rateable Value

The property is contained in the Valuation Roll at a Rateable Value of £88,500, effective from 1st April 2017. Any ingoing occupier would have the right to appeal the Rateable Value.

Service Charge

There is a service charge applicable for the maintenance, repair and servicing of the common areas of the development. A service charge budget can be provided.

VAT

VAT is applicable on all sums due under the lease.

Legal Costs

Each party will be responsible for their own legal costs incurred. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable. The costs associated with obtaining Landlord consent will be split between the parties.

Entry

On conclusion of legal missives.

Viewing & Offers

Strictly by arrangement with the sole letting agents, to whom all offers should be submitted in Scottish legal form.

Contacts

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