



MINTO DRIVE, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LW



- **GROSS INTERNAL AREA:**
1,337.60 SQ.M (14,397 SQ.FT)
- **RENTAL: £140,000 PER ANNUM**
- **8.5M EAVES**
- **16T CRANE**

VIEWING & FURTHER INFORMATION:

James Morrison –
j.morrison@shepherd.co.uk

Tel: 01224 202800
www.shepherd.co.uk

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 particularly to the south via the A90 which lies in close proximity.

The subjects themselves are located on the west side of Minto Drive within the heart of the industrial estate.

The Ordnance Survey extract is for identification purposes only.

DESCRIPTION:

The subjects comprise of a recently refurbished detached industrial unit which has been laid out to provide workshop, office and yard space.

The workshop is of a steel frame construction with a new insulated roof over which incorporates translucent panels, whilst the walls have been over laid in insulated profile metal sheeting. Access to the unit is via two insulated electric roller shutter doors, four pedestrian doors or via the office. Internally, the floor is of a concrete design with the walls being blockwork to dado height and to the inside face of the cladding thereafter. Artificial lighting is provided by high bay LED lights and the unit benefits from a 16T crane and 8.5m eaves.

The office has also been recently refurbished and reconfigured to provide an open plan office, two private offices, male and female toilets and a kitchen. The flooring is concrete overlaid in carpet tiles with the walls being painted plasterboard. The ceiling is of an acoustic tile design incorporating LED light boxes.



MINTO DRIVE, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LW

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Warehouse	1,160.54	12,491
Office	177.06	1,906
Total	1,337.60	14,397

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

YARD:

The subjects benefit from a concrete yard which measures approximately 650 sq.m (6,997 sq.ft)

ADDITIONAL YARD:

An additional 1 acre yard adjacent to the site can be made available for £45,000 per annum if required under a separate lease agreement.

RENTAL:

£140,000 per annum. As is standard practice this will be payable quarterly in advance.

LEASE TERMS:

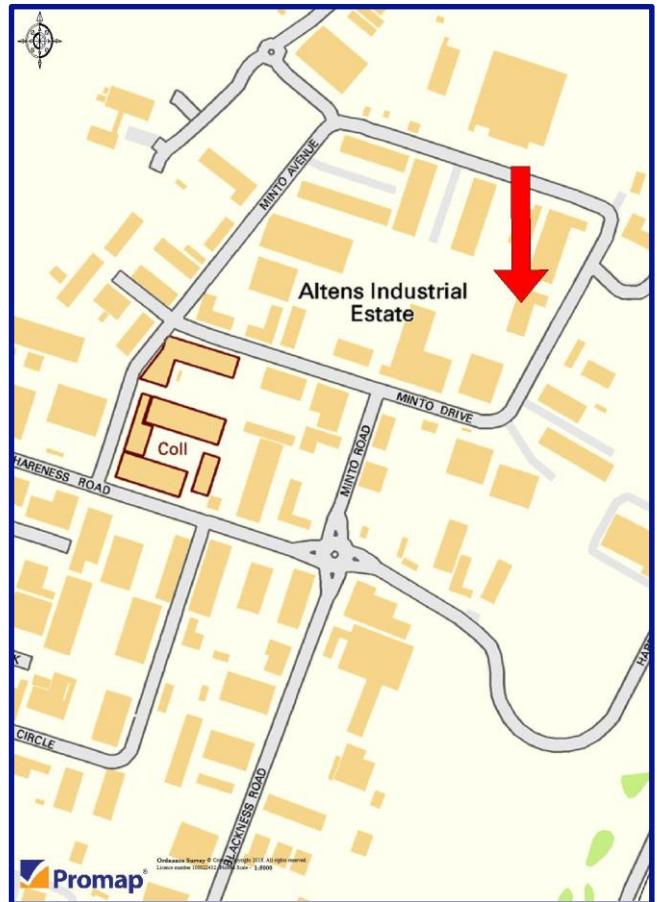
Our clients are seeking to lease the premises on full repairing and insuring terms for a period of negotiable length. Any medium to long term lease durations will be subject to upward only rent review provisions.

ENERGY PERFORMANCE CERTIFICATE:

The building has an Energy Performance Rating of G.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £118,000. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.



VAT:

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

DATE OF ENTRY:

Upon conclusion of Legal Missives.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any LBTT & Registration Dues where applicable.

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
Publication Date: October 2018
Contact: James Morrison
Email: j.morrison@shepherd.co.uk
Tel: 01224 202800 Fax: 01224 202802