

UNLOCKING  
FUTURE POTENTIAL

**MINTO**  
**Mi Me**

**FOR SALE / TO LET** Minto Drive, Altens Industrial Estate, Aberdeen, AB12 3LW

OVER 4 ACRES OF FLEXIBLE INDUSTRIAL ACCOMMODATION WITH SIGNIFICANT YARD AND OFFICES



- > SIGNIFICANT INDUSTRIAL ACCOMMODATION WITH EXTENSIVE YARD
- > FLEXIBLE OFFICE SPACE WHICH CAN BE SUBDIVIDED
- > COMPETITIVELY PRICED
- > PROMINENT SITE IN THE HEART OF ALTENS
- > DETAILED PLANS AND COSTS HAVE BEEN PRODUCED FOR SUBDIVIDING OPTIONS





# AN OPPORTUNITY WITH EXCEPTIONAL POTENTIAL

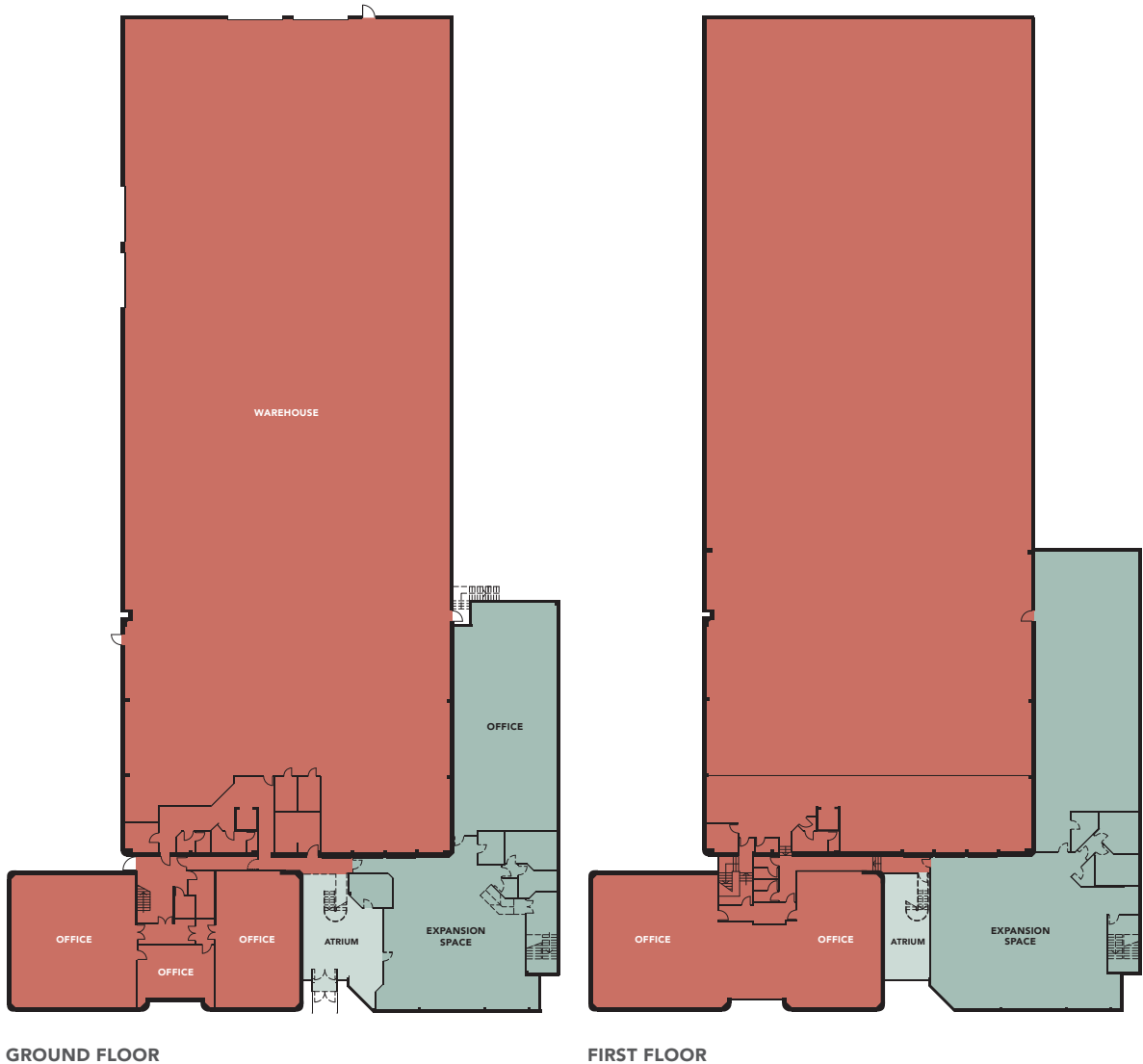
**A unique opportunity to unlock future potential in the heart of Altens Industrial Estate, Aberdeen.**

The subjects encompass a 4 acre site which currently comprises of a substantial industrial and office facility extending to 52,723 sq ft with the benefit of an extensive yard extending to a further 84,155 sq ft.

Whilst the current configuration comprises a single unit there is scope **to subdivide and create a building tailored to an occupier's individual needs.**



**EXTENSIVE YARD**

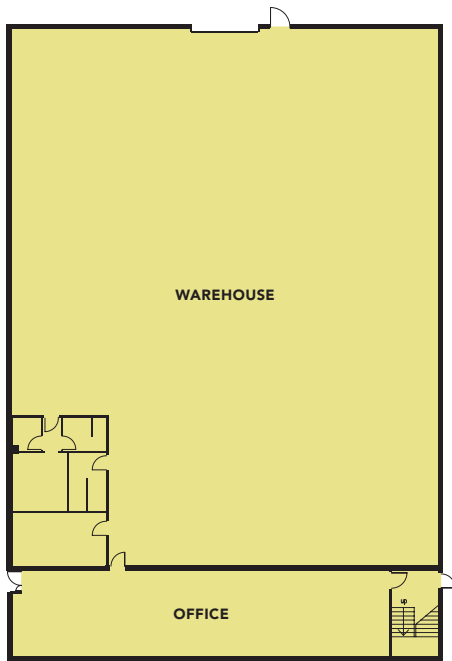


Please note that the internal CGI illustration above is for illustrative purposes only and indicative of what may be achieved.

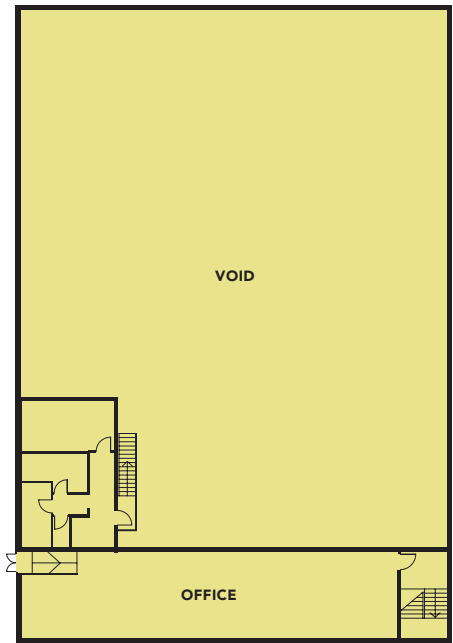


WAREHOUSE:	23,626 sq ft	2,195 m <sup>2</sup>
OFFICES (GF & FF):	6,835 sq ft	635 m <sup>2</sup>
ATRIUM:	795 sq ft	74 m <sup>2</sup>
GF EXPANSION SPACE:	4,622 sq ft	430 m <sup>2</sup>
FF EXPANSION SPACE:	5,759 sq ft	535 m <sup>2</sup>
YARD:	70,000 sq ft (1.6 Acres)	6,503 m <sup>2</sup>
CAR PARKING:	50 Spaces to the side	





LOWER GROUND FLOOR



GROUND FLOOR



WAREHOUSE

EAVES 5.25M



POTENTIAL OFFICE FITOUT (CGI)

WAREHOUSE:	8,611 sq ft	800 m <sup>2</sup>
OFFICES:	2,475 sq ft	230 m <sup>2</sup>
YARD:	14,155 sq ft	1,315 m <sup>2</sup>
CAR PARKING:	11 Spaces to the front	

## FIRST CLASS TRANSPORT LINKS

**Mi & ME occupy a prominent site on Minto Drive, within Altens Industrial Estate, Aberdeen's prime industrial location, south of the city.**

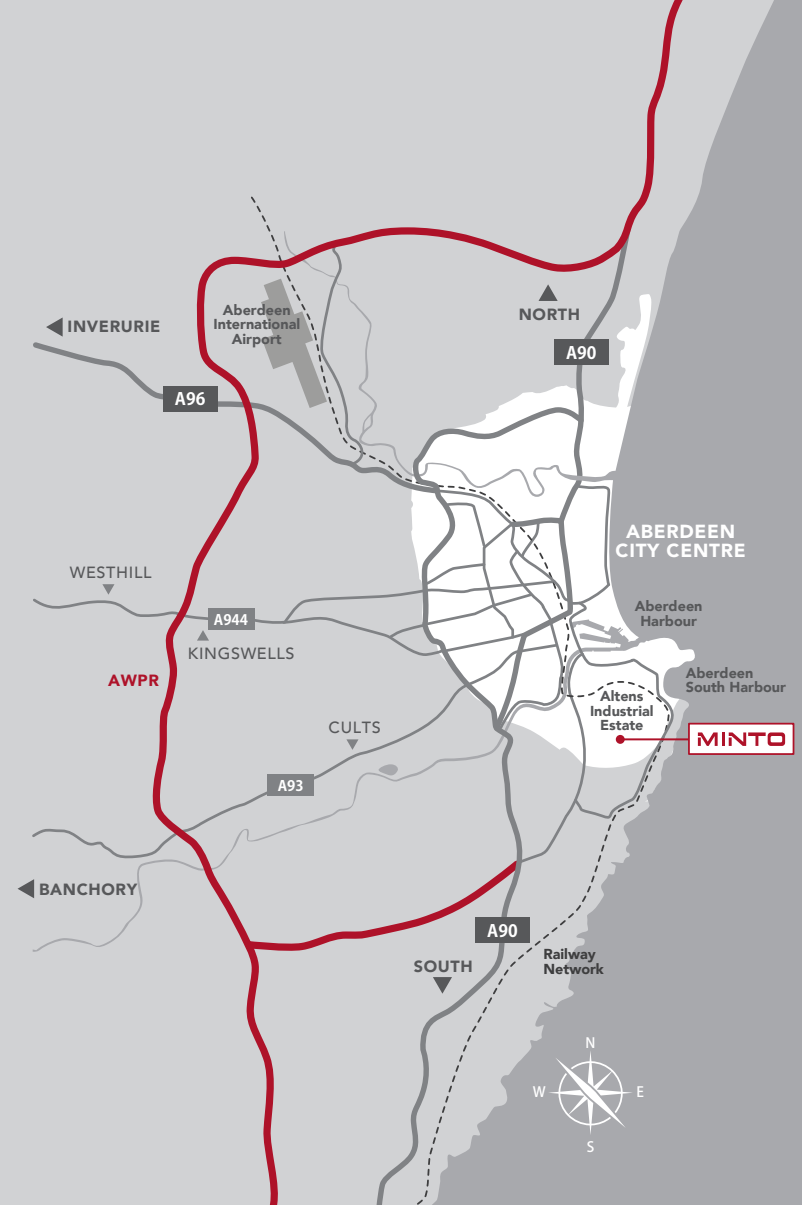
- > It is accessed within a two minute drive from the A90 and Aberdeen's new Western Peripheral Route (AWPR)
- > The location is also enhanced with improved links to the north following the completion of the AWPR.
- > It is located close to the existing harbour as well as the new Aberdeen South Harbour, due for opening in 2020.
- > South of Aberdeen is the preferred location for the Oil & Gas sector, as well as logistics companies.



### DRIVING DISTANCES



> A90 Route	2.2 miles
> AWPR Charleston Link	2.5 miles
> Aberdeen Harbour	2.6 miles
> Aberdeen South Harbour	2.2 miles
> City Centre	3.1 miles



**ENERGY PERFORMANCE CERTIFICATE:** Further information can be provided upon request.



## CONTACT US

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

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