



# TO LET/FOR SALE

## WORKSHOP / STORAGE ACCOMMODATION

Units 3 & 4 Minto Avenue, Altens Industrial Estate, Aberdeen, AB12 3JZ

Flexible Lease Terms Available

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Competitive Rent

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Extensive Yard Available (if required)

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Unit 3: 934.38 sq m (10,058 sq ft)

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Unit 4: 1,200 sq m (12,917 sq ft)

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Entire Site Available Providing up to 3,178 sq m (34,208 sq ft) or 0.83 ha (2.04 acres)

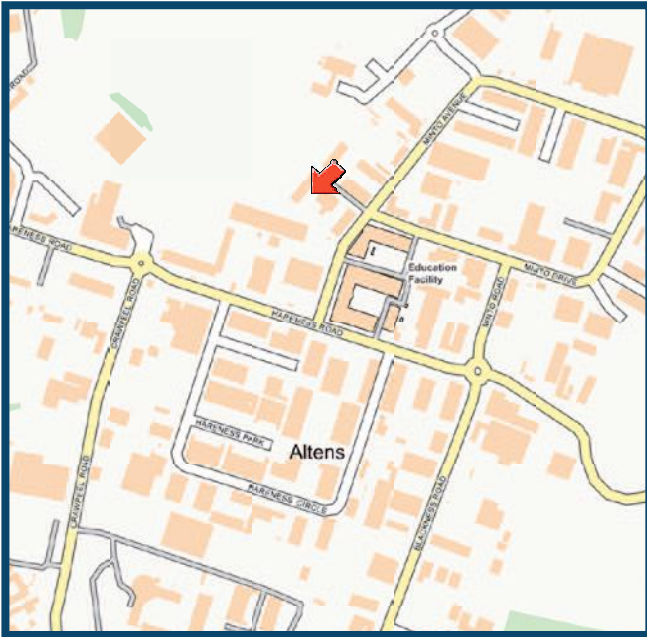
**LOCATION**

Altens Industrial Estate is one of Aberdeen’s premier industrial areas situated around 2 miles south of Aberdeen City Centre. The estate benefits from good transport links to Aberdeen’s A90 trunk road to the South.

The properties lie on the east side of Minto Avenue, close to its junction with Minto Drive.

Nearby occupiers include Peterson (UK) Ltd, Aberdeen College, John Lewis and Tenaris.

The exact location of the site is highlighted on the undernoted plan:



**DESCRIPTION**

Units 3 & 4 form part of a 0.83 ha (2.04 acre) site that is accessed from Minto Avenue.

Each of the buildings are detached and have been constructed over single storey height from a modern steel portal framework with an internal eaves height of 6.15m. Access is provided over a number of metal roller shutter doors, allowing subdivision of the units if required.



**ACCOMMODATION & FLOOR AREAS**

| Unit         | Use                   | Floor Area                          |
|--------------|-----------------------|-------------------------------------|
| 3            | GF: Workshop/Store    | 934.38 sq m (10,058 sq ft)          |
| 4            | GF: Workshop & Office | 1,200 sq m (12,917 sq ft)           |
|              | FF: Office            | 149.95 sq m (1,614 sq ft)           |
| <b>Total</b> |                       | <b>2,284.33 sq m (24,589 sq ft)</b> |

The foregoing areas have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

**YARD**

Extensive surfaced yard area to suit individual requirements can be provided for open storage purposes, if required.

**SERVICES**

The site is served with mains supplies of water and 3-phase electricity, with drainage being to the public sewer.

**RATING ASSESSMENT**

The subjects currently form part of a larger entry in the Valuation Roll and will require to be reassessed upon occupation.

An estimate of business rates can be provided upon request.

**ENERGY PERFORMANCE CERTIFICATE**

The properties have an EPC rating as shown below:

Unit 3: F  
Unit 4: E

Full documentation is available upon request.

**PROPOSAL**

Units 3 & 4 are available to let on a short or long term basis, either in whole or in part.

Additional accommodation may be available to provide up to 3,178 sq m (34,208 sq ft).

Consideration may also be given to a sale of the larger site that the subjects form part of, totalling 0.83 ha (2.04 acres). Further information is available on request.

**ENTRY**

Immediate

**RENT / PRICE**

On application

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for payment of any LBTT and registration dues.

**VAT**

All rents / price quoted in this schedule are exclusive of VAT.

**OFFERS / VIEWING**

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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