

# TO LET / FOR SALE

Detached warehouse extending to 767.75sqm  
(8,264 sq ft) on a 1.5 acre site



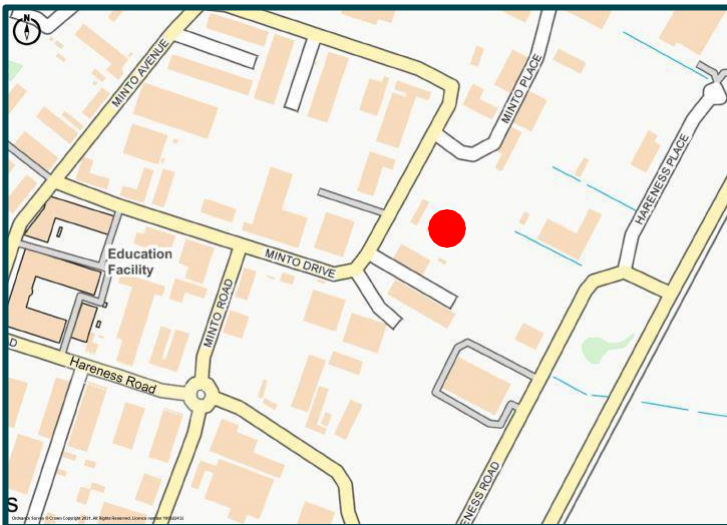
*Refurbishment programme under way*

**Minto Drive, Altens, Aberdeen, AB12 3LW**

## Location

The subjects are located within the heart of Altens Industrial Estate on the southside of Minto Drive. Altens is regarded as one of the primary industrial estates in Aberdeen, located two miles south of Aberdeen City Centre.

The site benefits from an excellent road network, with the A90 providing access to the south. Additionally, the Charleston Junction of the Aberdeen Western Peripheral Route (AWPR) is located close by providing access to all points north and West of the city. Surrounding occupiers include GAC Services, Red Wing and Shell.



## Description

The property comprises a detached industrial unit with integral office accommodation and a secure yard. The property is undergoing refurbishment.

The warehouse is of steel portal frame construction, off a concrete floor, with concrete blockwork walls to dado and insulated cladding above, under a pitched roof. The warehouse benefits from two roller shutter doors on two separate elevations, providing excellent vehicular access.

The office and welfare accommodation is arranged over ground and first floor and is a mixture of open plan and cellular space. The offices benefit from natural light throughout via double glazed windows on the north western elevation.

Externally there is an extensive secure yard surfaced in a mixture of hardcore and concrete, with a roadway and clear vehicle turning area.

## Accommodation

We calculate the approximate gross internal floor area of the premises as follows:-

Description	Sq M	Sq Ft
Warehouse	610.23	6,568
Ground Floor Office	78.93	850
First Floor Office	78.59	846
<b>Total</b>	<b>767.75</b>	<b>8,264</b>

The property also benefits from a secure yard, providing access to the warehouse on two elevations, on an overall site area of 1.5 acres.

## Lease Terms

The subjects are available as a whole on the basis of a new full repairing and insuring lease. Any medium / long term lease will provide for periodic rent reviews.

## Rent

Rent is on application.

## Sale Price

Price on application.

## Rateable Value

The subjects are currently entered into the valuation roll as follows:

- £112,000.

Any ingoing occupier would have the right to appeal this within the first six months' of their occupation.

## Energy Performance Certificate

The property will require to be reassessed upon completion of the refurbishment works. Full EPC documentation will be provided ahead of any new lease commencing.

## Legal Costs

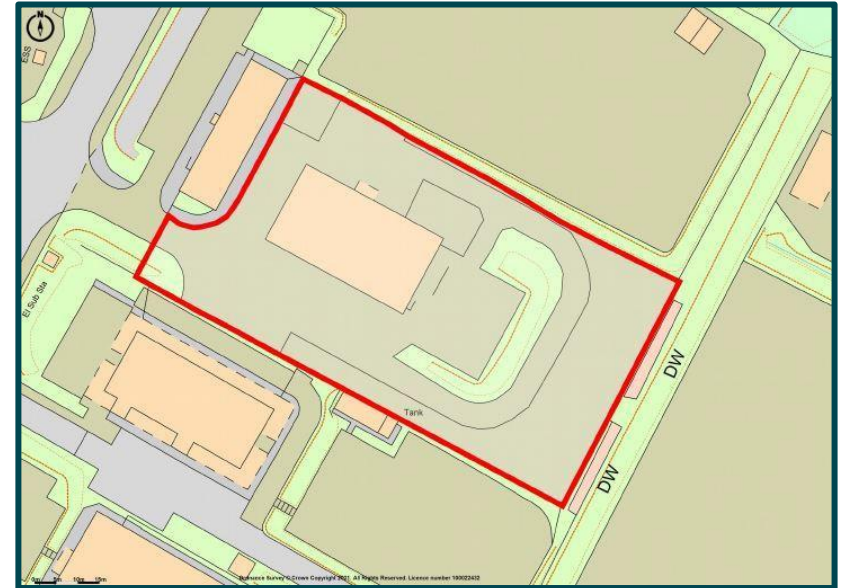
Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

## VAT

All prices quoted in the schedule are exclusive of VAT.

## Entry

Upon completion of refurbishment works.



# Contact



For further information, or to arrange a viewing, please contact the joint agents.



## Scott Hogan

01224 415 956  
07468 729 768  
[scott.hogan@knightfrank.com](mailto:scott.hogan@knightfrank.com)

## Eric Shearer

01224 415 948  
07712 868 594  
[eric.shearer@knightfrank.com](mailto:eric.shearer@knightfrank.com)

## Chris Ion

01224 625 024  
07717 425 298  
[chris.ion@g-s.co.uk](mailto:chris.ion@g-s.co.uk)

## Emma Gilbert

01224 625 024  
07717 441 280  
[emma.gilbert@g-s.co.uk](mailto:emma.gilbert@g-s.co.uk)

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3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP & Graham + Sibbald may be required to establish the identity and source of funds of all parties to property transactions.

Particulars dated June 2021. Photographs dated February 2021.

