



TO LET UNIT 8 MINTO COMMERCIAL PARK

Refurbished industrial unit extending to 14,720 sq.ft
with dual access concrete yard



 **aberdeen**
Investments

VIEW
AERIAL
TOUR



LOCATION

Unit 8 Minto Commercial Park is situated within the heart of Altens Industrial Estate, the primary industrial estate to the south of Aberdeen and is located two miles south of Aberdeen City Centre and close to the A90. It is also in close proximity to the Charleston Junction of the Aberdeen Western Peripheral Route which provides excellent access to all points north and west of Aberdeen. Altens is one of Aberdeen's longest established and popular business locations with a range of occupiers including Shell, Fed Ex, John Lewis, Swire, Asco, Peterson and Wood Group.



ETZ

The property is located within the Energy Transition Zone (ETZ), which has been created to reposition the north east of Scotland as a leading location for a globally integrated energy cluster. Building on the vast infrastructure and labour skills created by the world class oil and gas sector, the ETZ is focusing on the development of green energy technologies, including offshore wind, hydrogen and carbon capture and storage. The initiative is expected to be backed by £16bn worth of investment over the next decade from both private sector companies and the UK and Scottish Governments.

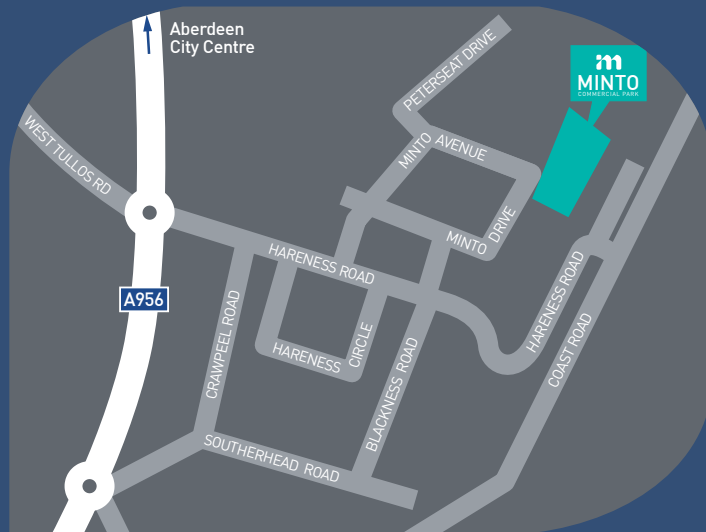
For further information: [etzltd.com](https://www.etzltd.com)



DEVELOPMENT

Minto Commercial Park extends to approximately 4.45 ha (11 acres) and has been developed within the last 15 years comprising 8 high quality industrial units that meet the demands of modern occupiers. Access, excellent car parking provision and high quality specification ensures an excellent working environment.

Existing occupiers include **Control Valve Solutions, isol8, Marlink and Pipelines 2 Data.**



SPECIFICATION



OPEN PLAN
OFFICE SPACE



150MM OVERALL RAISED
ACCESS FLOOR



3 PIPE VRV AIR
CONDITIONING



8 PERSON
PASSENGER LIFT



23 PARKING
SPACES



2 ELECTRIC ROLLER
SHUTTER DOORS



SECURE
CONCRETE YARD
ON 2 ELEVATIONS



3 PHASE
POWER



8.5M EAVES
HEIGHT

Description	Sq.M	Sq.Ft
Warehouse	938.41	10,101
Office	429.11	4,619
Total	1,367.53	14,720
Yard	1,523.33	16,397





TERMS

Our client is seeking to lease the property on the basis of a new full repairing and insuring lease. Any medium to long term leases will provide for upward only rent reviews.

RENT

Upon application.

RATEABLE VALUE

The subjects are currently entered into the valuation roll as follows: £135,000. We would point out that any ingoing occupier would have the right to appeal this within the first six months of occupation.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

ENTRY

Immediately upon conclusion of legal formalities.

EPC RATING

EPC: B (2025)

ANTI MONEY LAUNDERING

Any potential occupier will be required to provide the usual counter party due diligence information to satisfy Anti Money Laundering requirements at the point of Heads of Terms being agreed.



FURTHER INFORMATION

An information pack containing further details, including floor plans, is available from the joint letting agents.

VIEWING & CONTACT DETAILS

Viewing is strictly by appointment with the joint letting agents. For viewing arrangements or more information please contact:

Scott Hogan

scott.hogan@knightfrank.com
07468 729768

Eric Shearer

eric.shearer@knightfrank.com
07712 868594

Paul Richardson

paul.richardson@ryden.co.uk
07789 986141

Scott Farquharson

scott.farquharson@ryden.co.uk
07384 543094



Disclaimer. "MISREPRESENTATION ACT: Knight Frank LLP give notice to anyone who may read these particulars as follows: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: 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. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. May 2025.