

# 1C Minto Drive Aberdeen

Altens Ind. Est. AB12 3LW

**TO LET/FOR SALE**  
**Secure Storage Yard**

Located within popular  
Industrial estate

Mix of hard standing  
and tarmac

Approx. 1.73 acres

£55,000 per annum

Offers in excess of £550,000



## Location

The subjects are located within Altens Industrial Estate, one of Aberdeen's prime and most popular commercial areas.

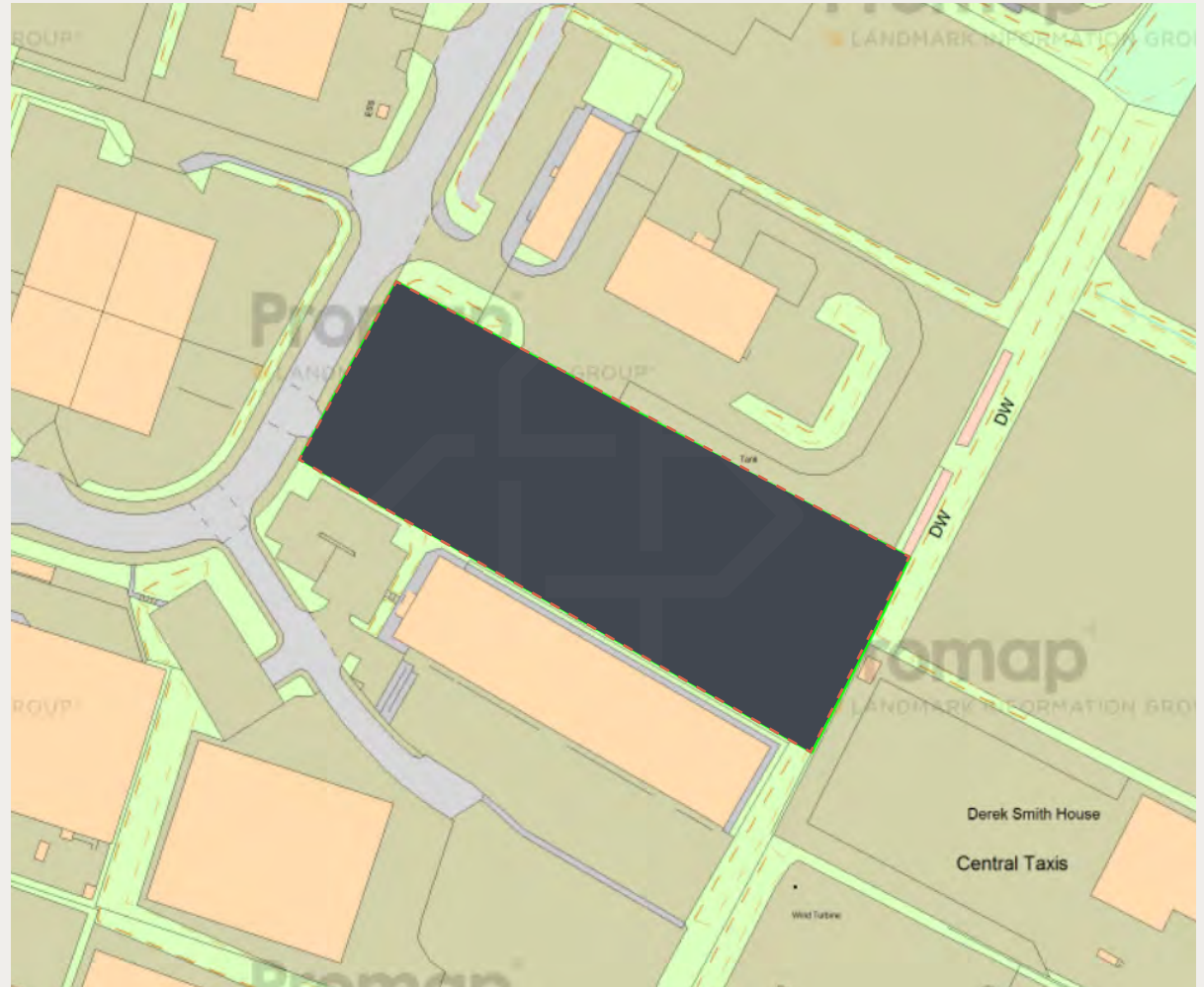
Aberdeen's prime and most popular commercial areas. It is close to the city centre (2 miles), the harbour and has strong transport links to the city's main arterial routes and particularly to the south via the A90 which lies in close proximity.

The property is situated on the east side of Minto Drive within the heart of Altens Industrial Estate.

Surrounding occupiers include; Ford Retail Group Limited, MI Drilling Fluids UK Ltd, Shell, Nortruck Services Ltd, Peterson (UK) Ltd and John Lewis.

## Accommodation

The site is approximately 1.73 acres. The above area has been calculated from online mapping software.





### Description

The subjects comprise a secure yard area which has been primarily laid in tarmac and hardstanding and can be accessed via a secure entrance off Minto Drive.

Connections to electric, water and sewage will be available on site. We have been advised there is a dedicated 800KVA transformer to the site.

### Rental

A rental of £55,000 pa is sought as is standard practice this will be payable quarterly in advance.

### Sale

Price of offers in excess of £550,000 being invited.

### Rating

The subjects will be required to be reassessed upon occupation.

### Services

Connections to electric, water and sewage will be available on site.

The property is situated on the east side of Minto Drive within the heart of Altens Industrial Estate.

## Entry

The site is ready for immediate occupation.

## VAT

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

## Lease Terms

Our clients are seeking to lease the premises for a negotiable period with any medium to long term lease durations being subject to upward only rent review provisions.

## Enquiries

All enquiries to be made through the agents.



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Secure Yard  
1c Minto Drive



We are well-established **property developers and investors.**

Working closely with occupiers, surveyors, residents and public bodies we've been helping create great commercial and residential spaces in Scotland since 1991. We're proactive, hands-on and open to pursuing new opportunities that have great potential and add value to the local communities.