



TO LET
UNIT 5 MINTO COMMERCIAL PARK

Refurbished industrial unit extending to 15,744 sq.ft
and secure concrete yard



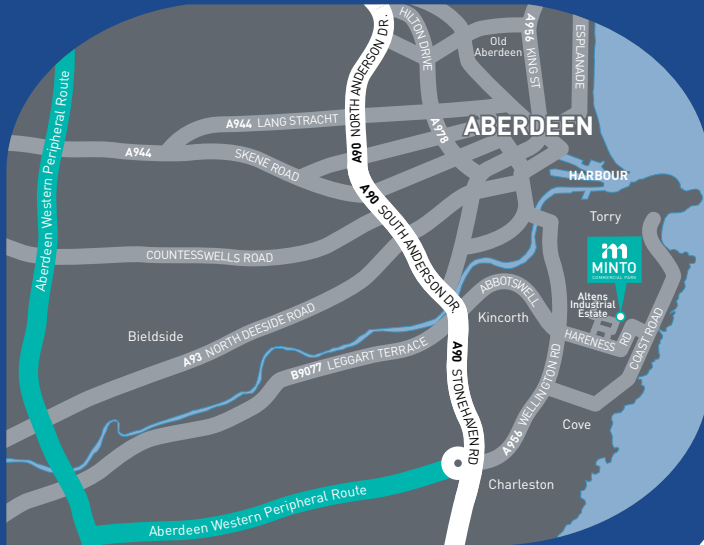
 **aberdeen**
Investments

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LOCATION

Unit 5 Minto Commercial Park is situated within the heart of Altens Industrial Estate. Altens is regarded as the primary industrial estate in Aberdeen and is located to the 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.

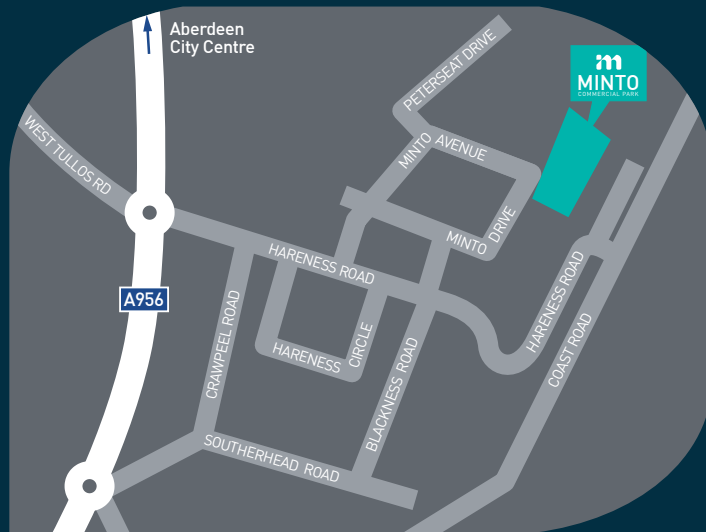
For further information: [etzltd.com](https://www.etzlimited.com)



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

OFFICE & PARKING



OPEN PLAN OFFICE SPACE



150MM OVERALL RAISED ACCESS FLOOR



3 PIPE VRV AIR CONDITIONING



8 PERSON PASSENGER LIFT



39 PARKING SPACES

WAREHOUSE & YARD



2 ELECTRIC ROLLER SHUTTER DOORS



3 PHASE POWER



8.5M EAVES HEIGHT



SECURE CONCRETE YARD



HIGH BAY LED LIGHTING



POTENTIAL FOR A 10 TONNE OVERHEAD CRANE

Description	Sq.M	Sq.Ft
Warehouse	1,045.99	11,259
Office	416.67	4,485
Total	1,462.66	15,744
Yard	1,285.87	13,841





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: £114,000. We would point out that any incoming 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:

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