

# Ryden

## TO LET

**INDUSTRIAL UNIT WITH  
ANCILLARY OFFICE SPACE,  
YARD AND CAR PARKING**  
2,525.55 SQ M (27,185 SQ FT)



**UNITS 20-25  
OCEAN TRADE  
CENTRE  
MINTO AVENUE  
ABERDEEN  
AB12 3JZ**

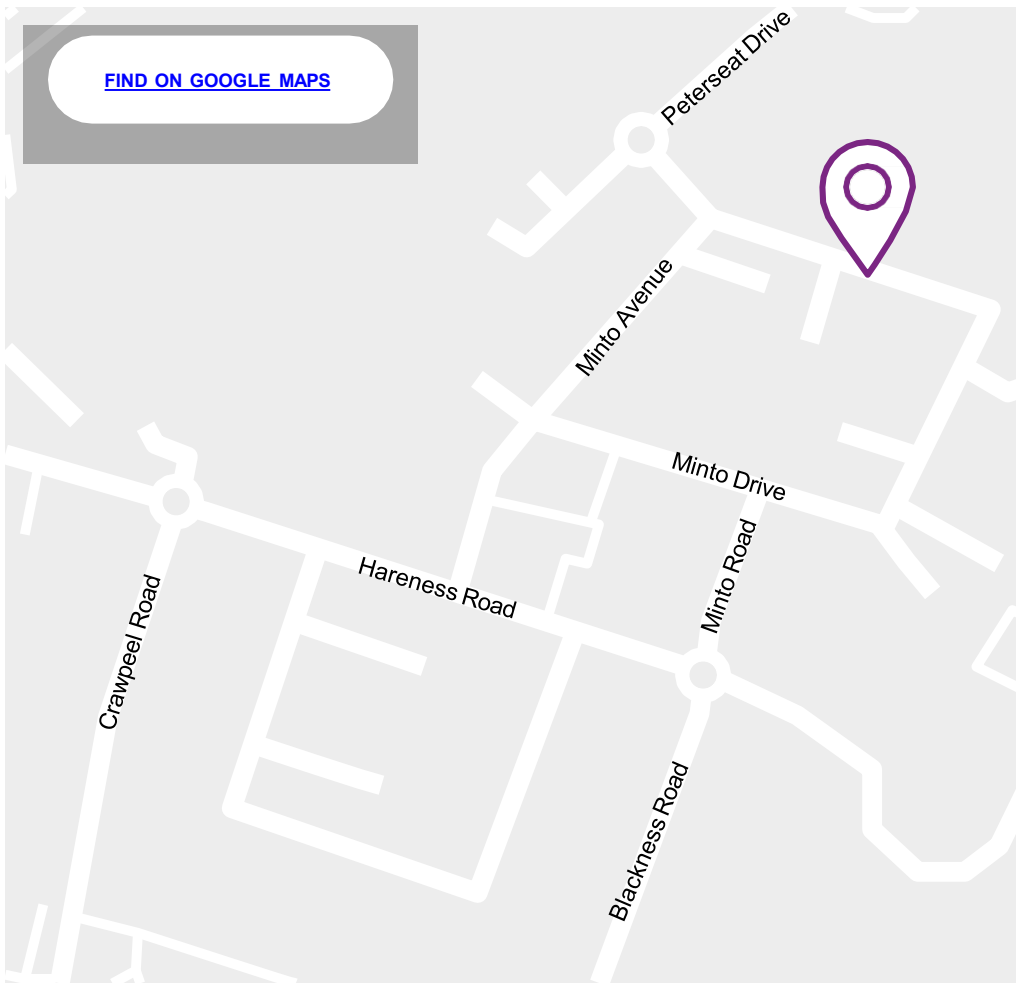
**CURRENTLY USED AS A  
TRADE COUNTER**

**CAN BE SPLIT TO PROVIDE  
SMALLER UNITS FROM  
APPROX. 5,000 SQ FT**

**YARD 1,087 SQ M  
(11,700 SQ FT)**

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)

[FIND ON GOOGLE MAPS](#)



## LOCATION

The subjects are located on the South Side of Minto Avenue within Ocean Trade Centre in the well established Altens Industrial Estate which is situated approximately two miles South of Aberdeen City Centre.

Altens Industrial Estate is situated approximately two miles south of Aberdeen City Centre and benefits from having excellent road connections due to its rapid access to Wellington Road and thereafter the A90.

The property is also located adjacent to the Energy Transition Zone (ETZ) and just a short distance from the Aberdeen South Harbour which was completed in 2023.

## DESCRIPTION

The subjects comprise six inter-connecting terrace industrial units with secure car parking and yard to the front.

The units are of steel portal frame construction externally clad with insulated profile metal sheeting to the walls and roof which incorporate translucent roof panels.

Internally, the unit is laid out to provide a trade counter and warehouse along with a mixture of open plan and cellular office accommodation over two floors. Staff welfare and kitchen facilities are also provided.

Within the warehouse, the flooring is concrete with the walls being blockwork to dado height and to the inside face of the cladding thereafter. The ceiling is also to the inside face of the cladding. The warehouse has an eaves height of 5.2m, with vehicular access via five electric roller shutter doors measuring approximately 5.2m x 5m.

Externally the yard/parking is tarmac surfaced and secured by way of steel palisade fencing.

## ACCOMMODATION

	SQ M	SQ FT
<b>WAREHOUSE</b>	2,172.45	23,384
<b>OFFICES</b>	353.10	3,801
<b>TOTAL</b>	<b>2,525.55</b>	<b>27,185</b>

The above-mentioned floor areas are calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## YARD

We have calculated the yard area to be approximately 1,087 sq m (11,700 sq ft) which has been calculated from online mapping software.

## UNIT SEPARATION

Subject to landlords consent, the units could be sub-divided with areas from approx. 464.5 sq m (5,000 sq ft).





## LEASE TERMS

The subjects are currently let on a FRI basis which expires on the 2<sup>nd</sup> September 2035 however there is a tenant break option available on the 1<sup>st</sup> September 2025.

Our clients are looking to assign their leasehold interest although would consider sub-letting in whole or part.

## RENT

On application

## EPC

The subjects have an EPC Rating of 'C'.

## RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a Rateable Value of £189,000.

The current rate poundage for 2023/2024 is 52.4p in the £.

The incoming occupier will have the right to appeal this assessment.

If the units were to be subdivided then the rateable value would require to be reassessed.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

## VAT

All figures quoted are exclusive of Value Added Tax.

## ENTRY

Immediate, upon completion of legal formalities.



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WITH ANCILLARY  
OFFICE SPACE,  
YARD AND CAR  
PARKING**

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(27,185 SQ FT)**



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OCEAN TRADE  
CENTRE  
MINTO AVENUE  
ABERDEEN  
AB12 3JZ**

# GET IN TOUCH

To arrange a viewing, or for further information, please contact:

**Paul Richardson**

T 07789 986 141

E [paul.richardson@ryden.co.uk](mailto:paul.richardson@ryden.co.uk)

**James Morrison**

T 07778 690068

E [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk)

**Scott Farquharson**

T 07834 543 094

E [scott.farquharson@ryden.co.uk](mailto:scott.farquharson@ryden.co.uk)

**Ryden**

431 Union Street

Aberdeen

AB11 6DA

01224 588 866

[ryden.co.uk](http://ryden.co.uk)

**Shepherd Chartered Surveyors**

35 Queen's Road

Aberdeen

AB15 4YE

01224 202 800

[shepherd.co.uk](http://shepherd.co.uk)

# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **April 2024**

