

Ryden

TO LET

**INDUSTRIAL UNIT WITH OFFICES &
SHARED YARD**

**FROM 300 - 1,200 SQ M
3,230 - 12,901 SQ FT**



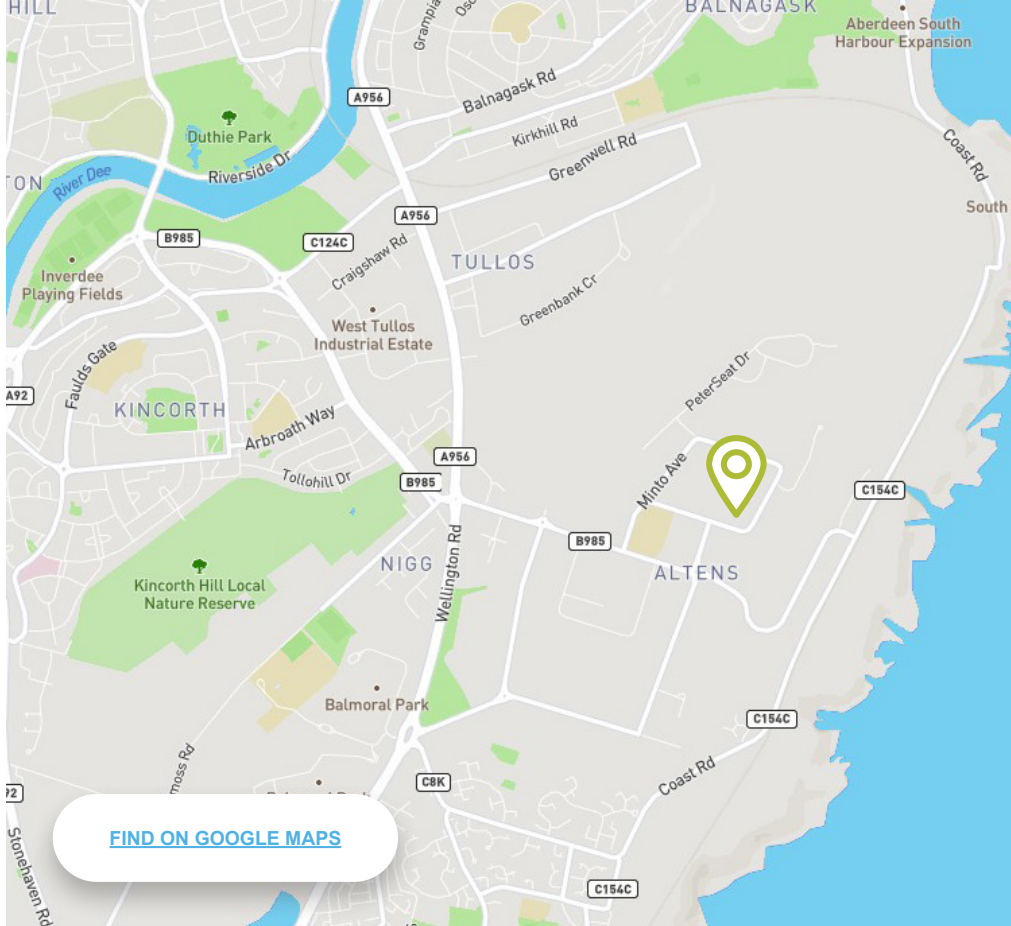
**BLOCK 3
THE AVENUE
MINTO AVENUE
ALTENS
ABERDEEN
AB12 3JZ**

**COMPREHENSIVE
REFURBISHMENT,
INCLUDING NEW ROOF
AND WALL CLADDING**

**IDEAL FOR A NUMBER OF
USES INCLUDING TRADE
COUNTER, STORAGE
& DISTRIBUTION AND
INDUSTRIAL USE**

**LARGE SECURE YARD
SPACE AVAILABLE**

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



LOCATION

Altens Industrial Estate is Aberdeen's premier south-side industrial location, approximately 2 miles south of the city centre. The estate benefits from direct access to Wellington Road (A956) which connects to the A90 trunk road.

Altens is also in close proximity to Aberdeen Harbour and Hareness Road forms the main access route to the new South Harbour. The estate also forms part of the newly formed Energy Transition Zone - a location for the accelerated development of a net zero energy cluster to attract new investment and deliver net zero.

The subject property is located on north side of Minto Avenue close to the junction with Hareness Road.

DESCRIPTION

The subjects comprise a detached industrial facility with shared service yard and car parking to the front plus substantial yard area situated within a self-contained site.

The property is of steel portal frame construction off a concrete floor with blockwork walls and profiled metal sheet cladding above, under a pitched clad roof.

The property was back to frame refurbished in 2023 and benefits from the following specification:

- 6 metre eaves
- High bay LED lighting
- Vehicle access via 4 electric roller shutter doors
- New cladding including roof
- EV charging points

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating - A

Full documentation is available upon request.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	1,149.00	12,368
OFFICE	51.40	533
TOTAL	1,200.40	12,901

The subjects also benefit from an extensive yard area which extends to approximately 15,732.40 sq m (169,342 sq ft).

LEASE TERMS

The property is available on a new Full Repairing and Insuring lease.

RENT

£215,000 per annum.

RATEABLE VALUE

£168,000 effective from 01-APR-26

Rates Payable: £92,064

ENTRY

Immediate upon conclusion of missives.

ANTI-MONEY LAUNDERING (AML)

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.

**LOCATED
IN CLOSE
PROXIMITY TO
ABERDEEN'S
NEW DEEP
WATER HARBOUR**





ETZ

ETZ Ltd is a private sector led company spearheading the North East of Scotland's energy transition ambition supported by significant ongoing funding from both the Scottish and UK Governments. The North East of Scotland is now one of the most attractive locations in Europe for Investment in low carbon and net zero technologies.

The Energy Transition Zone (ETZ), which comprises approximately 250 hectares including Altens and Tullos Industrial Estates together with the South Harbour and adjacent land, will be the catalyst for offshore renewables, production of hydrogen and CO2 storage making a significant contribution to the net zero objective. It is proposed that the ETZ will support 2,500 direct jobs with a further 10,000 energy transition related jobs.

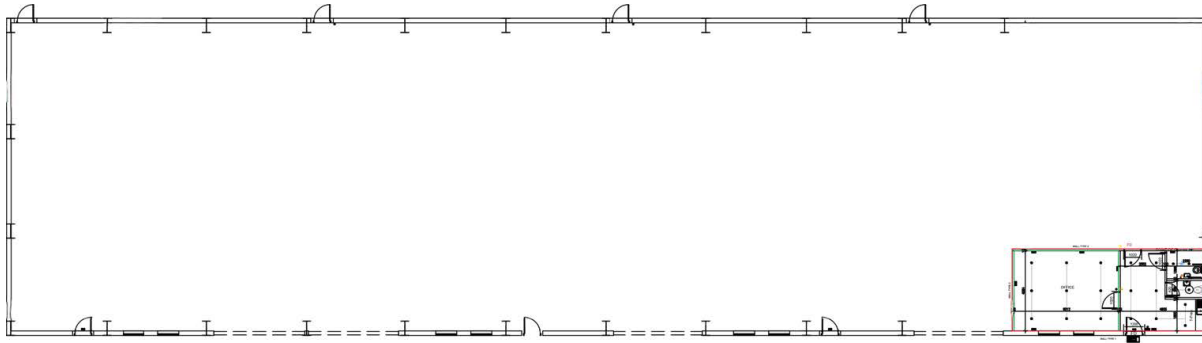
A comprehensive investment programme is underway to deliver market ready properties and sites for high value manufacturing and the wider energy transition supply chain. This investment will include a Marine Gateway and the creation of specialist campuses for Offshore Wind, Hydrogen, Innovation and Skills that will position the region as a global leader in energy transition, as shown on the adjoining plan.

For further information see: etzltd.com

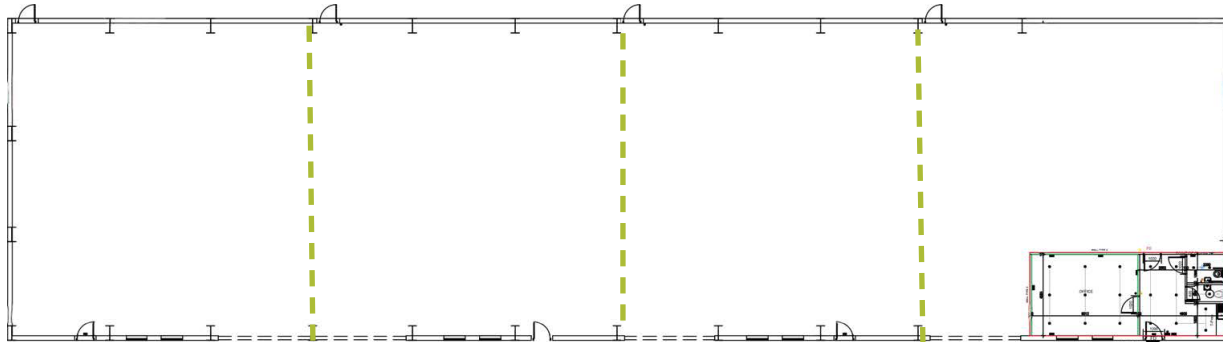




Existing Floor Plan



Potential Reconfiguration



The landlord is willing to build out additional office accommodation to suit an incoming occupiers requirements.

Consideration will be given to splitting the warehouse into up to 4 units. The yard can also be leased separately.

Further information is available upon request.



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GET IN TOUCH

Please get in touch with the joint letting agents for more details.

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Ryden **LANDED.**
Real Estate

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