

UNITS 01 & 02

MINTO AVENUE

TO LET / MAY SELL

Minto Avenue, Altens, Aberdeen, AB12 3JZ

Unit 01: 1,361.00 sq. m (14,650 sq. ft)

Unit 02: 1,004.00 sq. m (11,291 sq. ft)



Location.

The subjects are located within the heart of Altens Industrial Estate on the northside of Minto Drive. Altens is regarded as one of the primary industrial estates in Aberdeen, located 3 miles south of Aberdeen City Centre and harbour.

The new £350m deep berth South Harbour at Nigg Bay is 2.5 miles away. The property benefits from an excellent road network, with the A90 providing access to the south. Additionally, the Charleston Junction of the Aberdeen Western Peripheral Route (AWPR) is located close by providing access to all points North and West of the city.

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

Tullis 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.

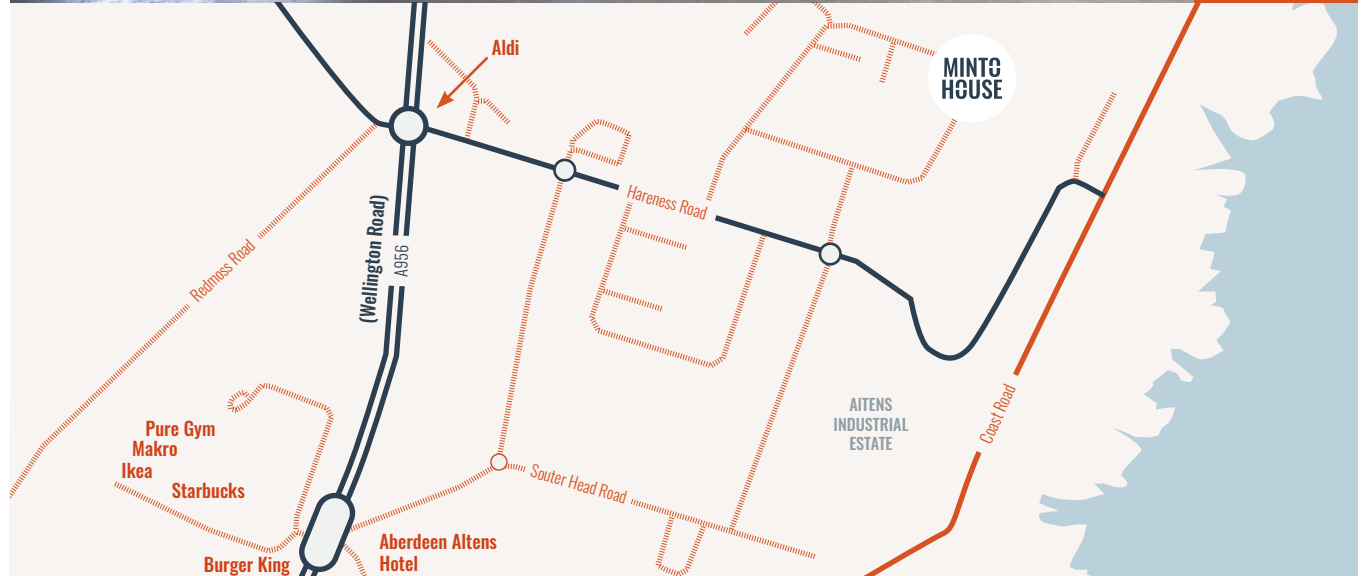
A comprehensive investment programme is underway to deliver market ready properties and sites for high value manufacturing and the wider energy transition supply chain. This investment will include a Marine Gateway and the creation of specialist campuses for Offshore Wind, Hydrogen,

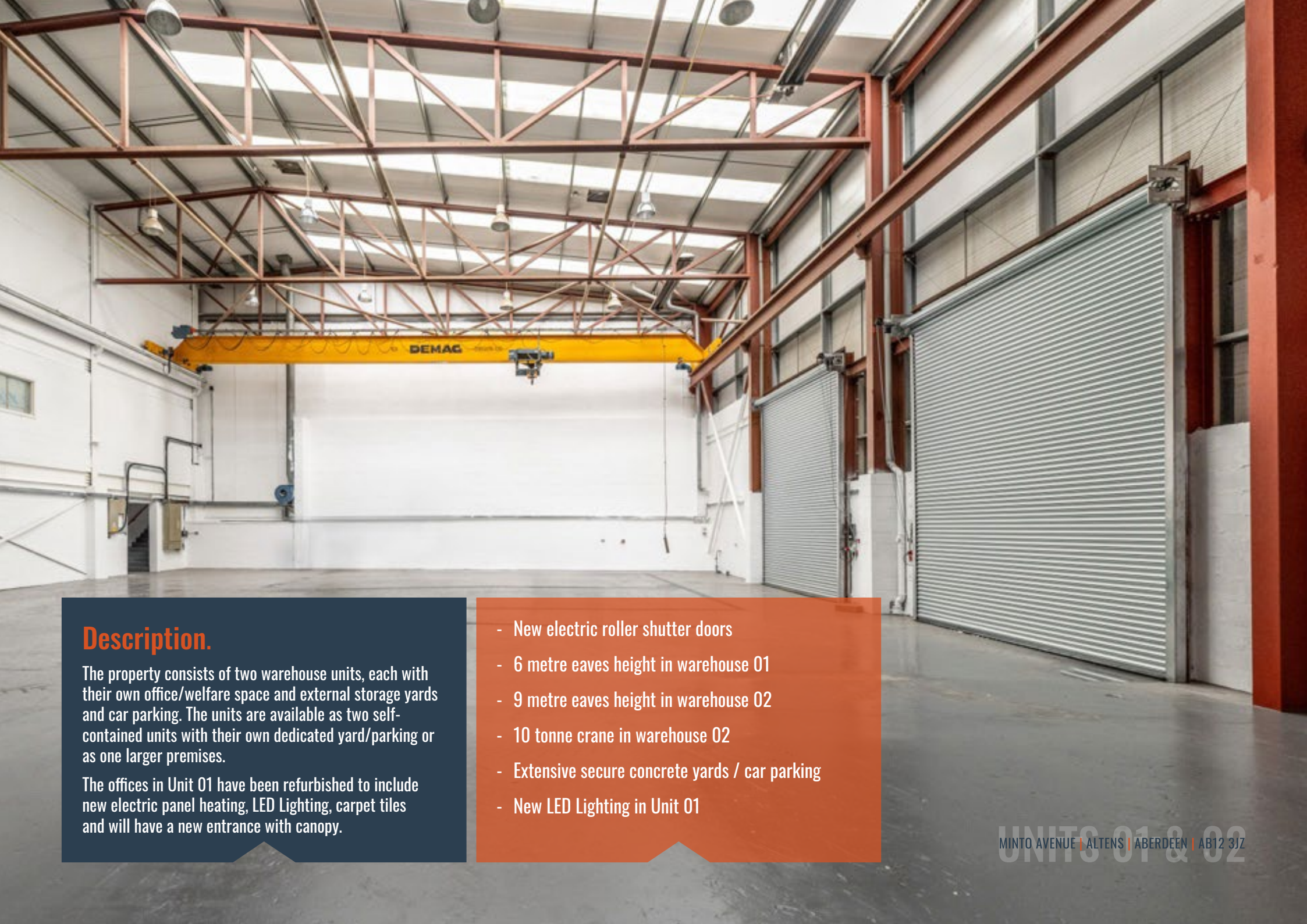
Innovation and Skills that will position the region as a global leader in energy transition.

Further Information: etzltd.com



Unit 01





Description.

The property consists of two warehouse units, each with their own office/welfare space and external storage yards and car parking. The units are available as two self-contained units with their own dedicated yard/parking or as one larger premises.

The offices in Unit 01 have been refurbished to include new electric panel heating, LED Lighting, carpet tiles and will have a new entrance with canopy.

- New electric roller shutter doors
- 6 metre eaves height in warehouse 01
- 9 metre eaves height in warehouse 02
- 10 tonne crane in warehouse 02
- Extensive secure concrete yards / car parking
- New LED Lighting in Unit 01

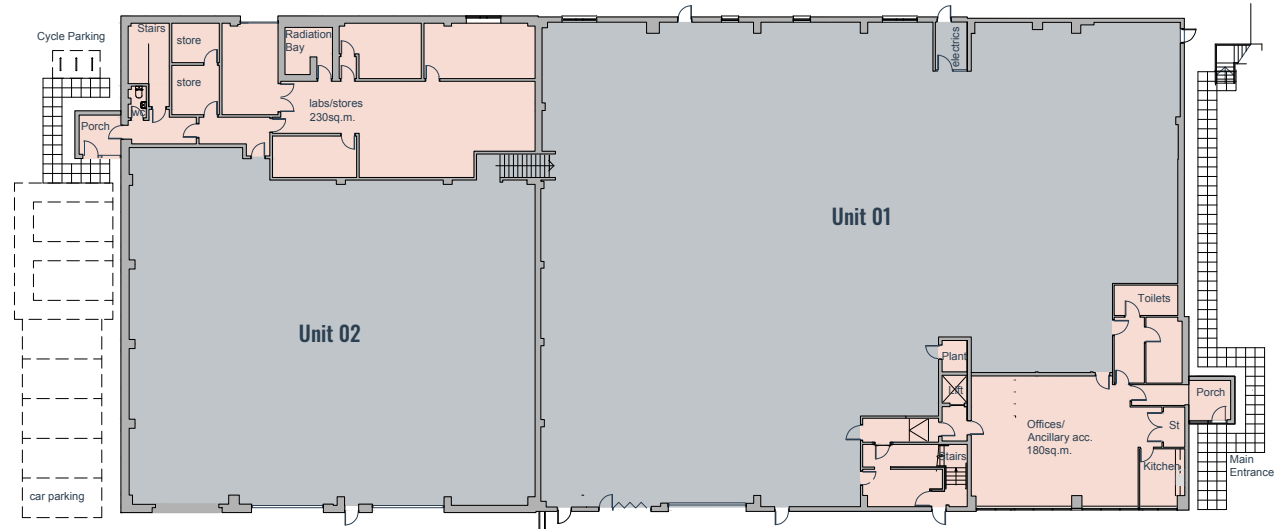
Accommodation.

The Gross Internal Floor Area (GIA) of the units are as follows:

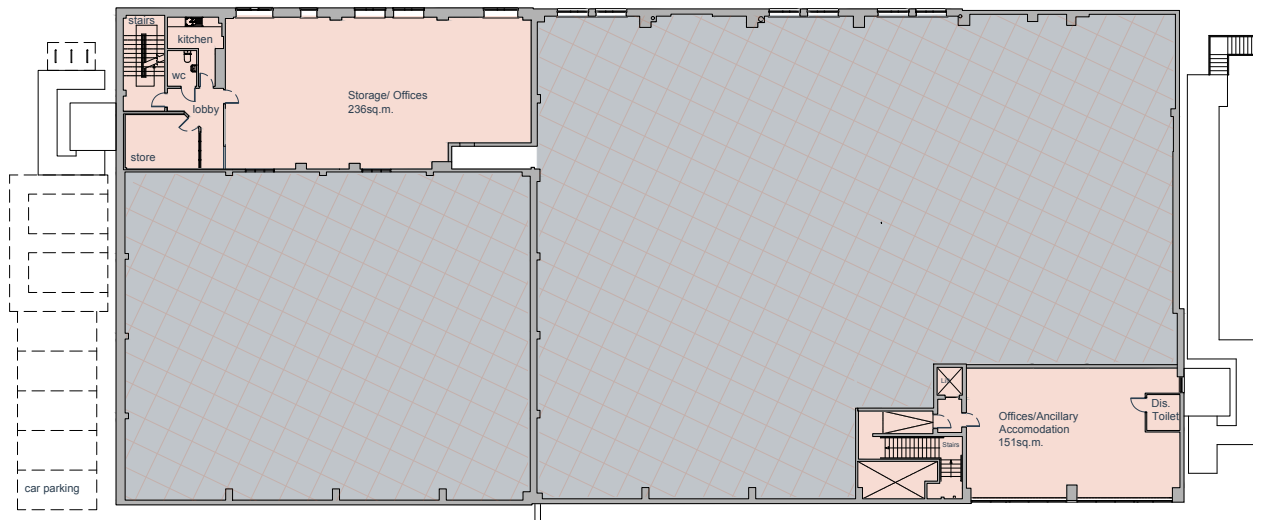
Unit 01	Warehouse	1,030.00	11,087
	Ground Floor Offices	180.00	1,938
	First Floor Offices	151.00	1,625
	Total	1,361.00	14,650
	Yard	1,440.00	15,500

Unit 02	Warehouse	768.00	8,751
	First Floor Offices	236.00	2,540
	Total	1,004.00	11,291
	Yard	1,730.00	18,621

Ground Floor Plan



First Floor Plan





Refurbished Internal Office Accommodation in Unit 01



Refurbished Internal Office Accommodation in Unit 01

Proposed post refurbishment of Unit 01.



Indicative images showing the potential option of creating a ramp joining the two yard areas.

Rating.

Undergoing re-assessment. An estimate can be provided.

Lease Term.

The units are available on Full Repairing and Insuring Lease(s).

Rent.

Unit 01: £135,000 per annum, Exc
Unit 02: £100,000 per annum, Exc

Price.

Upon Application.

VAT.

All figures quoted are exclusive of VAT.

Energy Performance Certificate.

The current EPC rating for the whole property is C38.

The individual EPC ratings will likely improve as a result of the refurbishment works.

Entry.

To be agreed, upon completion of formalities.

Legal Costs.

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



Unit 02

MINTO AVENUE | ALTENS | ABERDEEN | AB12 3JZ

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IMPORTANT NOTICE 1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices. 6. Date of Publication: September 2024.

Viewings.

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

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