

# Unit D, Minto Avenue

ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LW

TO LET REFURBISHED INDUSTRIAL PREMISES



savills



**KEY HIGHLIGHTS**

- GIA 588.54 Sq. m (6,335 Sq. ft)
- Fully refurbished
- Close proximity to new South Harbour
- Located within The Energy Transition Zone
- Excellent transport links

## DESCRIPTION

The subjects have undergone full refurbishment and includes the following features:

- Eaves height of 5 metres
- 2 x Electric roller shutter doors
- LED lights throughout
- Secure yard
- Exclusive car parking

## ACCOMODATION

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows

FLOOR AREA	SQ M	SQ FT
Workshop	366.18	3,942
Ground Floor Offices	111.18	1,197
First Floor Offices	111.18	1,197
<b>Total</b>	<b>588.54</b>	<b>6,335</b>

## LOCATION

The property is located on the West side of Minto Avenue close to the junction of Minto Drive, within Altens Industrial Estate. Altens Industrial Estate is one of Aberdeen's most established estates and is located just two miles South of the city. The estate has strong road connections to Aberdeen's major transport hubs, which include the railway station, central harbour and the new South deep water harbour.

Nearby occupiers to the unit include Peterson, WB Alloys, Nortruck Services and Tenaris Global Services.

The property is also located within the newly formed Energy Transition Zone (ETZ) - a location for the accelerated development of a new zero energy cluster to attract new investment and deliver net zero.

A precise location of the unit can be seen on the map below.



**UNIT D, MINTO AVENUE** Altens Industrial Estate, Aberdeen, AB12 3LW



## IMPORTANT NOTICE

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Designed and produced by Savills Marketing: 020 7499 8644 | January 2025

## BUSINESS RATES

The premises are entered into the valuation roll with a rateable value of £41,250 effective as of 1st April 2023

## LEASE TERMS

The premises are available on a new Full Repairing and Insuring lease.

## RENT

On application.

## VAT

All prices, rent and premiums are quoted exclusive of VAT, which may be applicable.

## EPC

A copy of the energy performance certificate will be made available to any interested parties.

## ENTRY

Immediately upon conclusion of legal formalities.

## 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.

## VIEWINGS & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

## CONTACT

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