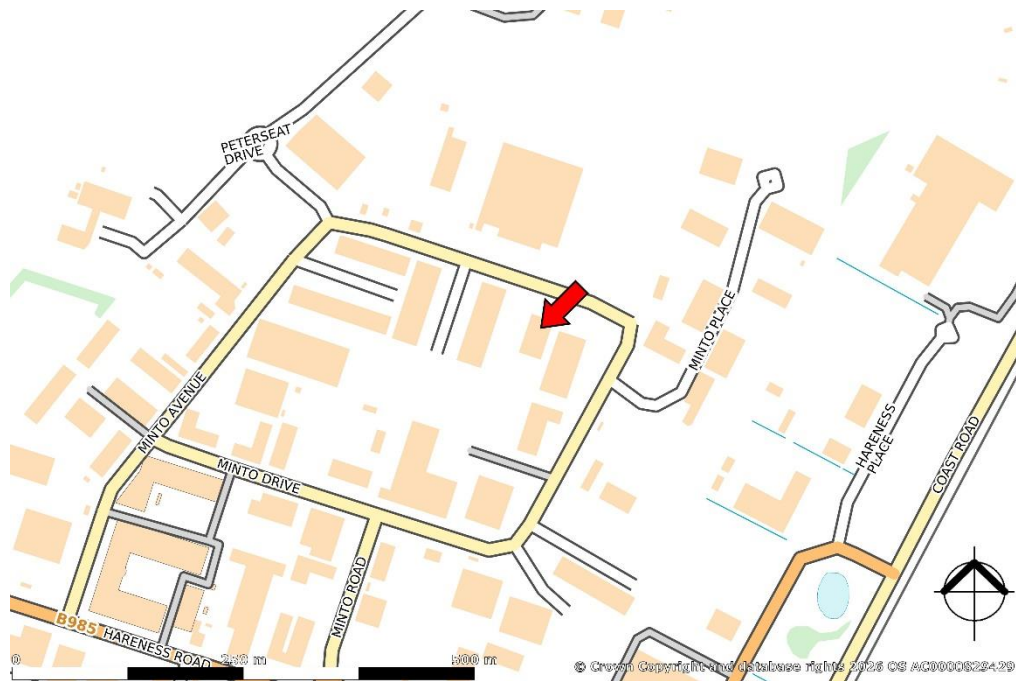


TO LET
INDUSTRIAL UNIT WITH OFFICES & YARD



MINTO AVENUE, ALTENS, ABERDEEN,
AB12 3JZ

- Located within Altens Industrial Estate
- 7.8 meters eaves height
- GIA: 1,044.78 sq.m (11,246 sq ft)
- Secure yard — 1,516.77 sq.m (16,326 sq ft)



LOCATION

The subjects are located within the heart of Altens Industrial Estate on the southside of Minto Avenue. 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.

The site sits within the Energy Transition Zone (ETZ), which comprises approximately 250 hectares including Altens and Tullos Industrial Estates. Together with the South Harbour these areas will be the catalyst for offshore renewables, production of hydrogen and CO2 storage making a significant contribution to the net zero objective. 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 includes 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 can be found at <http://etzltd.com>



RATEABLE VALUE

The subjects are currently entered in the Valuation Roll as follows: Rateable Value - £67,000. The Uniform Business Rate for the year 2026/2027 is 48.1p in the £

EPC

The subject has an EPC rating of 'A'. Full documentation can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs in the connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner

DESCRIPTION

The property is a detached industrial unit of steel portal frame construction. The roof is pitched profile metal sheet roof with translucent roof panels. The yard is a mix of hard core and concrete. The site is approx. 1 acre and there is ample space for parking to the front of the unit.

Internally the property comprises a warehouse with an eaves height of approx. 7.8 meters. There is an electric roller shutter door which fronts onto the yard. The office block includes three office rooms as well as WC and kitchenette facilities.

ACCOMMODATION

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Warehouse	967.62	10,415
Offices	77.18	831
TOTAL	1,044.78	11,246
Yard	1,516.77	16,326

RENT

Upon Application

LEASE TERMS

The subjects are available on a full Reaping and Insuring Lease of a negotiable duration

VAT

All figures quoted are exclusive of Value Added Tax



To arrange a viewing please contact:



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Partner
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MOLLY PEETERS
Graduate Surveyor
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IMPORTANT NOTICE

1. These particulars are intended as a 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. Date published: March 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/occupiers and vendors/landlords (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.