INDUSTRIAL TO LET

Block 3 The Avenue

Minto Avenue | Altens Industrial Estate | Aberdeen | AB12 3JZ

HUTCHEON MEARNS REAL ESTATE

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

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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 CO_2 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:

https://etzltd.com

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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:

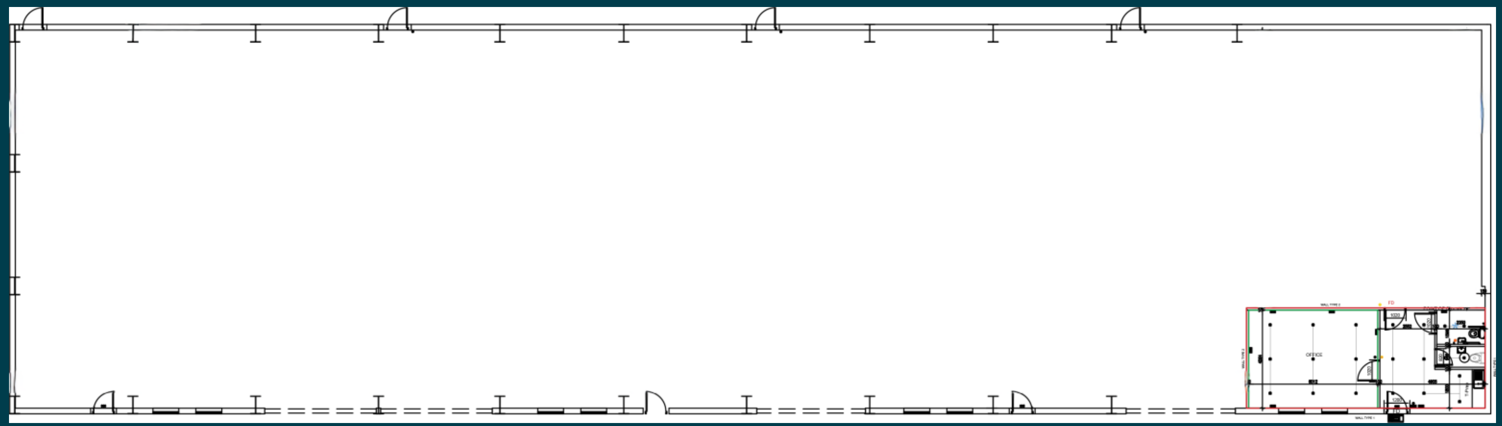
- 6 metre eaves
- High bay LED lighting
- Vehicle access via 4 electric roller shutter doors
- New cladding including roof
- EV charging points

ACCOMMODATION

The premises extend to the following approximate gross internal floor areas:

Demise	Sq M	Sq Ft
Warehouse	1,149.00	12,368
Office	51.40	553
TOTAL	**1,200.40**	**12,921**

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



Floor Plan

HUTCHEON
MEARNS
REAL ESTATE

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

RENTAL
£215,000 per annum.

RATEABLE VALUE
£171,000 effective from 1 April 2026

Rates Payable - £97,128

VAT
All figures quoted are exclusive of Value Added Tax.

ENTRY
July 2026

ENERGY PERFORMANCE CERTIFICATE
EPC Rating – A

Further information is available upon request.

ANTI MONEY LAUNDERING REQUIREMENT
In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

OFFERS & VIEWINGS
All offers should be submitted in the standard Scottish legal form to the sole agent who will also make arrangements to view.

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