



UNITS 1 & 1A, ALTEC CENTRE

MINTO DRIVE, ALTENS, ABERDEEN, AB12 3LW

TO LET – TRAINING CENTRE/OFFICES

- REFURBISHED ACCOMMODATION WITH FULL FIT OUT IN PLACE
- FROM 186.73 SQ M (2,010 SQ FT) TO 373.93 SQ M (4,025 SQ FT)
- FULLY FURNISHED
- COMPETITIVE RENT
- DESIGNATED CAR PARKING
- FLEXIBLE TERMS

LOCATION

The Altec Centre is located within Altens, one of Aberdeen’s prime and most popular commercial locations. Altens is located closely to the city centre (circa 2 miles), the harbour and the new expansion, and has strong transport links to the city’s main arterial routes and the A90 (the main road south from Aberdeen). Altens provides a mixture of industrial and office accommodation.

The Altec Centre is located in a prominent position within Altens on the corner of Minto Avenue and Minto Drive, directly opposite the North East Scotland College – Altens Campus. Altens is characterised by high quality occupiers including Peterson, Tenaris Global Services, and John Lewis.

DESCRIPTION

The subjects comprise refurbished office accommodation that forms part of the Altec Centre. The accommodation is arranged over ground and first floor levels and includes separate toilet facilities on each floor thus allowing each floor to be independently occupied.

Both floors have been fully fitted for use as a training facility comprising a series of training rooms that feature high quality “white board” curtain wall partitioning that is also magnetised to aid in the delivery of presentations.

The specification includes concrete flooring (with part raised access flooring) finished in carpet tiles, suspended mineral

tile ceilings with recessed light fittings and aluminium double glazed windows to provide excellent levels of natural day lighting.

Each suite is fully furnished and cabled allowing any incoming tenant to take immediate occupation without the requirement to undertake any fit out work.

ACCOMMODATION

The property provides the following accommodation and floor areas.

Unit	Floor	sq m	sq ft	CPS
Suite 1	Ground	186.73	2,010	7
Suite 1a	First	187.19	2,015	8

Suites in the development are available individually or in combination.

SERVICE CHARGE

A service charge will be payable for the upkeep and maintenance of the internal and external common part of the building. Details of the service charge can be provided upon request.





PROPOSAL

The suites are available to let on fully flexible terms either furnished or unfurnished.

RENT

£12 per sq ft (fully furnished)

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

Unit 1 & 1a	£51,500
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15 Car Parking Spaces £3,750

The Uniform Business Rate for the year 2021/2022 is 49p in the £. Water and waste water rates are also payable.

The car parking allocation has a Rateable Value of £250 per car parking space.

The suites are understood to be eligible for Fresh Start Relief which can provide 100% rates relief for up to 12 months following occupation of a vacant suite.

EPC

Suites 1 & 1a	TBC
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Full documentation is available upon request.

VAT

All prices quoted in this schedule are exclusive of VAT.

Each party will be responsible for their own legal costs. Any incoming tenant/occupier will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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