



MINTO
COMMERCIAL PARK

TO LET UNITS 8A & 8B

MINTO COMMERCIAL PARK, ALTENS INDUSTRIAL ESTATE, MINTO PLACE, ALTENS, **ABERDEEN** AB12 3SN



/// **Unit 8A**-6,469 sq ft (601 sqm) /// **Unit 8B**-7,944 sq ft (738 sqm)
/// Open Plan Office Space /// Warehouse with Secure Concrete Yard /// Ample Car Parking



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LOCATION

Units 8A and 8B Minto Commercial Park are situated within the heart of Altens Industrial Estate. Altens is regarded as the primary industrial estate in Aberdeen and is located 2 miles south of Aberdeen City Centre and close to the A90. It is also in close proximity to the Charlston Junction of the Aberdeen Western Peripheral Route which provides excellent access to all points north and west of Aberdeen. Altens is one of Aberdeen's longest established and popular business locations with a range of occupiers including Shell, Total and Wood Group.

DEVELOPMENT

Minto Commercial Park extends to approximately 4.45 ha (11 acres) and has been developed within the last 10 years comprising 7 high quality industrial units that meet the demands of modern occupiers. Access, excellent car parking provision and high quality specification ensures an excellent working environment.

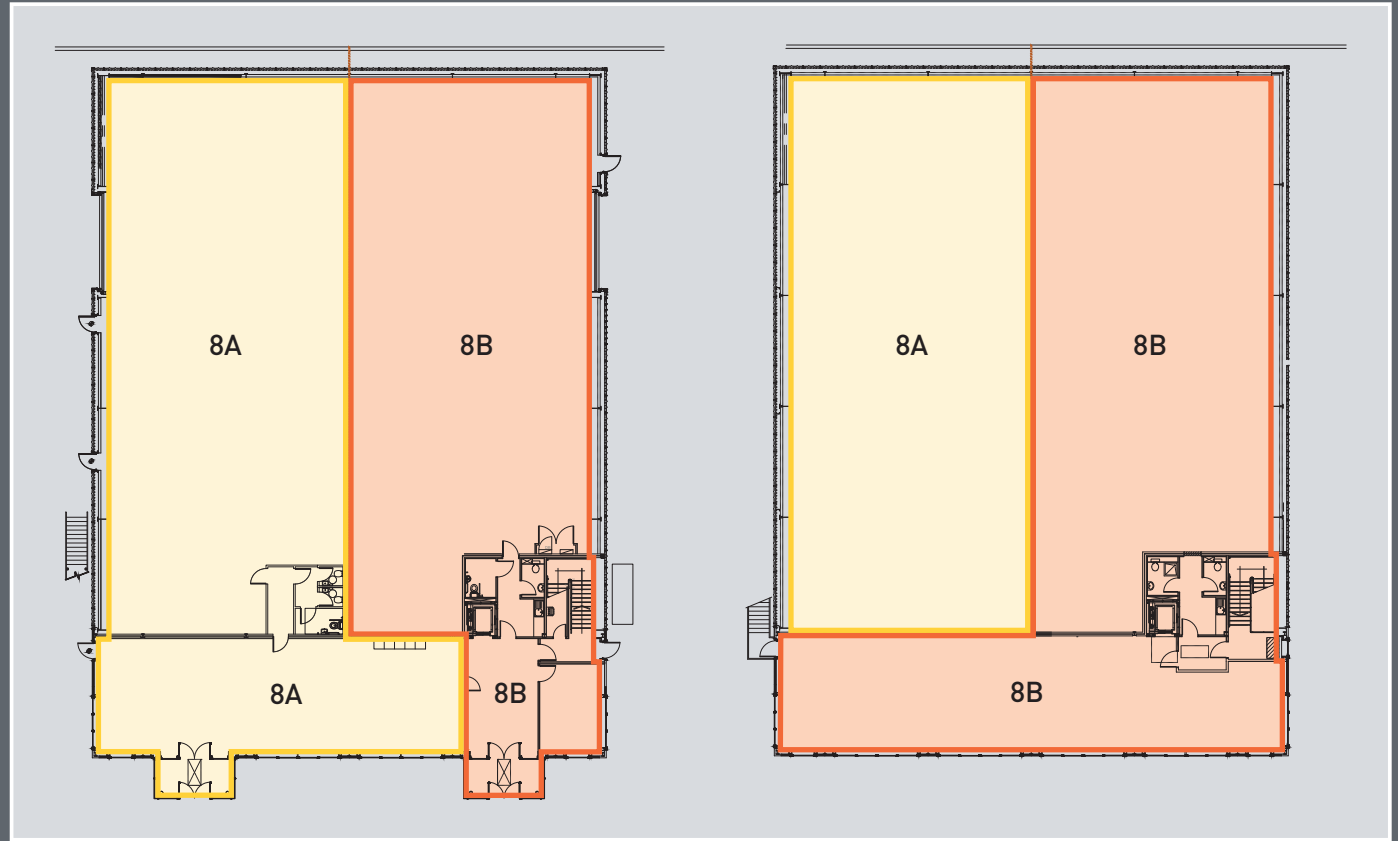
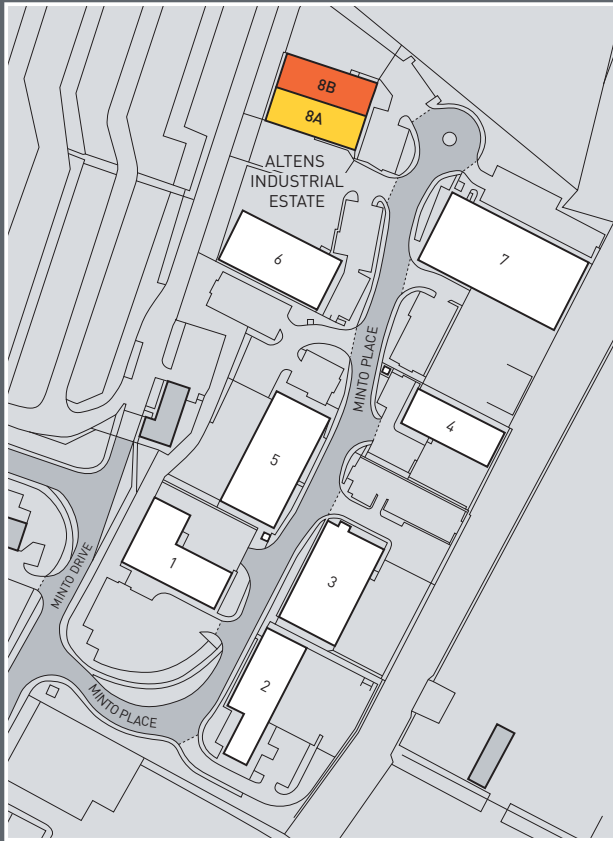
SPECIFICATION

OFFICE & PARKING:

- OPEN PLAN OFFICE SPACE
- 150MM OVERALL RAISED ACCESS FLOOR
- 3 PIPE VRV AIR CONDITIONING
- PASSENGER LIFT
- AMPLE CAR PARKING

WAREHOUSE & YARD:

- ELECTRIC ROLLER SHUTTER DOORS
- 3 PHASE POWER
- 7M EAVES HEIGHT
- SECURE CONCRETE YARD
- HIGH BAY LIGHTING



PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR

TERMS

Our client is seeking to lease the property on the basis of a new full repairing and insuring lease. Any medium to long term leases will provide for upward only rent reviews.

RENT

Upon application.

ENTRY

Immediately upon conclusion of legal formalities.

RATEABLE VALUE

The subjects are currently entered into the valuation roll as follows: £198,000. We would point out that any ingoing occupier would have the right to appeal this within the first six months of occupation.

The above RV is based on a single building. If Units 8A and 8B are leased separately then the Rateable Value will need to be reassessed.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

Breakdown of areas for the proposed sub-division

Unit 8A

Warehouse	4,828 sq ft	449 sq m
Office	1,544 sq ft	143 sq m
Entrance Porch	99 sq ft	9 sq m
TOTAL	6,469 sq ft	601 sq m

Unit 8B

Warehouse	4,462 sq ft	415 sq m
Office	3,384 sq ft	314 sq m
Entrance Porch	98 sq ft	9 sq m
TOTAL	7,944 sq ft	738 sq m



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EPC RATING

EPC: B

FURTHER INFORMATION

An information pack containing further details, including floor plans, is available from the joint letting agents.

VIEWING & CONTACT DETAILS

Viewing is strictly by appointment with the joint letting agents. For viewing arrangements or more information please contact:

Ryden, 25 Albyn Place, Aberdeen AB10 1YL

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