



MINTO
COMMERCIAL PARK

TO LET **UNIT 2**

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



/// 3,861 sq ft Offices /// 6,985 sq ft Warehouse /// 559 sq ft Mezzanine
/// 28 parking spaces /// Secure yard to the rear /// 8 Tonne crane in situ



LOCATION

Unit 2 Minto Commercial Park is situated within the heart of Altens Industrial Estate. Altens is regarded as the primary industrial estate in Aberdeen and is located two 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.

Minto Commercial Park sits within the Energy Transition Zone, comprising of 30-40 hectares of space in the immediate vicinity of the new £400m Aberdeen South Harbour.

ETZ's role is to harness the skills and company base aligned with an oil and gas industrial focus on decarbonisation, creating an integrated energy cluster and helping to accelerate the delivery of net zero within Scotland and the UK.

DEVELOPMENT

Minto Commercial Park extends to approximately 4.45 ha (11 acres) and has been developed within the last 15 years comprising 8 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:

- 3,861 SQ FT OFFICE SPACE
- 150MM OVERALL RAISED ACCESS FLOOR
- 3 PIPE VRV AIR CONDITIONING
- 8 PERSON PASSENGER LIFT
- 28 PARKING SPACES INCLUDING TWO DISABLED

WAREHOUSE & YARD:

- 1 ELECTRIC ROLLER SHUTTER DOOR
- 3 PHASE POWER
- 6M EAVES HEIGHT
- SECURE CONCRETE YARD
- HIGH BAY LIGHTING
- 8 TONNE CRANE IN SITU

GREEN CREDENTIALS:

- GROUND AND AIR SOURCE HEAT PUMPS
- SOLAR PANELS (THERMAL AND PHOTO VOLTAIC)
- RAIN WATER HARVESTERS
- UNDER-FLOOR HEATING

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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.

RATEABLE VALUE

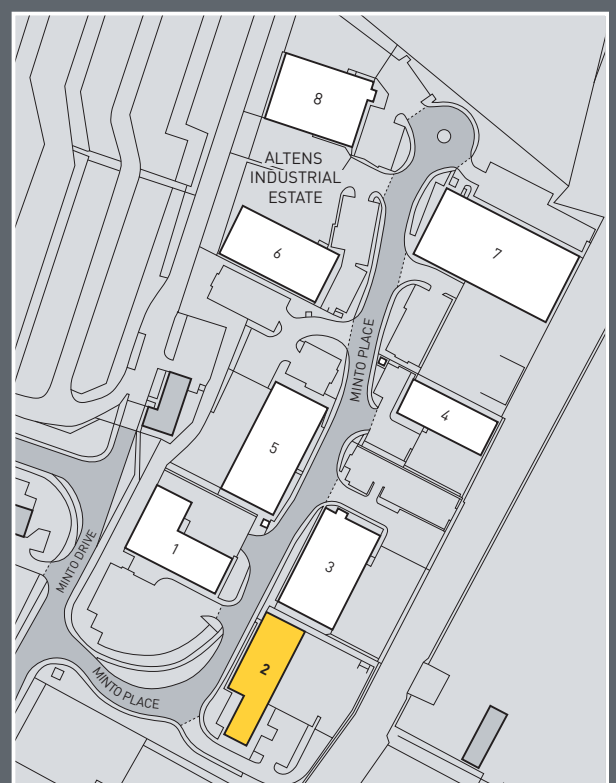
The subjects are currently entered into the valuation roll as follows: £114,862. We would point out that any incoming occupier would have the right to appeal this within the first six months of occupation.

VAT

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

ENTRY

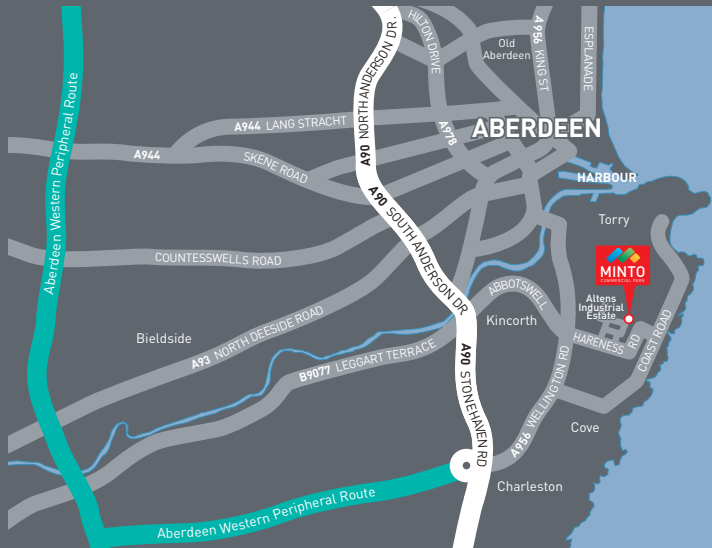
Immediately upon conclusion of legal formalities.





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EPC RATING

EPC: D

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, The Capital, 431 Union Street, Aberdeen, AB11 6DA

Paul Richardson

Mob: 07789 986141

Email: paul.richardson@ryden.co.uk

Knight Frank, 4 Albert Street, Aberdeen AB25 1XQ

Scott Hogan

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