

# OCEAN TRADE CENTRE

MINTO AVENUE  
ALTENS INDUSTRIAL ESTATE  
ABERDEEN



**TO LET** UNITS 9 & 10 - 448.8 SQ M (4,831 SQ FT)

 abrdn





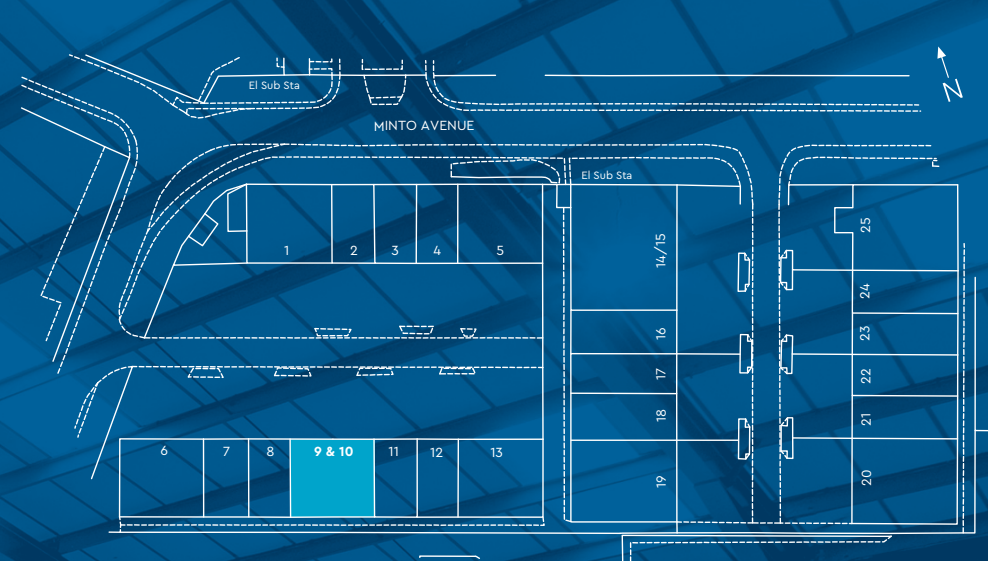
## LOCATION

Altens Industrial Estate is one of Aberdeen's foremost industrial areas situated some two miles south of Aberdeen City Centre.

The estate benefits from good road communications to Aberdeen's major transport hubs, including the railway station and harbour together with the wider trunk road network.

Ocean Trade Centre is on the south side of Minto Avenue close to its junctions with Minto Drive and Hareness Road. Additionally, the site is in proximity to the Energy Transition Zone.





## DESCRIPTION

The units are contained within a terrace of similar industrial units which are generally of steel portal frame construction having concrete block and profiled metal sheet lined walls. The roofs are pitched and insulated internally.

The units provide warehouse/workshop accommodation together with office and welfare space. There are concrete surfaced forecourts for car parking and loading purposes.

Access to the units is by virtue of electric roller shutter doors and benefit from hi-bay lighting, three phase electricity and an eaves height equating to 6m (20ft), or thereby.

## CURRENT AVAILABILITY

Units 9 & 10      448.8 sq m      (4,831 sq ft)





# OCEAN TRADE CENTRE

## UNITS 9 & 10

### LEASE TERMS

The unit is available on full repairing and insuring terms for a period to be agreed.

Any medium/long term lease will provide for periodic upward only rent reviews.

### RENT

On application.

### RATEABLE VALUE

Units 9 & 10 – £39,250

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from the Aberdeen City Council website ([www.aberdeencity.gov.uk/services/business-and-licensing](http://www.aberdeencity.gov.uk/services/business-and-licensing)).

### EPC

Units 9 & 10 – B (17)

### VAT

Any rent quoted is exclusive of VAT.

### LEGAL COSTS

In accordance with normal practice any ingoing tenant will be responsible for the landlord's reasonable legal expenses in documenting a transaction including LBTT (if any) and registration dues.

### ENTRY

To be agreed.

### VIEWING & OFFERS

Viewing is by arrangement with the letting agent FG Burnett, to whom all offers should be submitted in Scottish Legal Form.

**JONATHAN NESBITT**

**DD:** 01224 597531

**E:** [jonathan.nesbitt@fgburnett.co.uk](mailto:jonathan.nesbitt@fgburnett.co.uk)

33 Albyn Place, Aberdeen, AB10 1YL

**T:** 01224 572661

