



THE AVENUE
ALTENS INDUSTRIAL ESTATE

TO LET

FULLY REFURBISHED HIGH QUALITY INDUSTRIAL UNITS

**BLOCKS 1 - 3, THE AVENUE, MINTO AVENUE,
ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3JZ**

- > Comprehensive refurbishment including new roof and wall cladding
- > Ideal for a number of uses including trade counter, storage & distribution and industrial use
- > From 297.00 sq.m (3,197 sq.ft) to 3,045.89 sq.m (32,786 sq.ft)
- > Available as a whole or multiples
- > Large secure yard space available
- > Located in close proximity to Aberdeen's new deep water harbour



LOCATION

Altens Industrial Estate is situated approximately 2 miles south of Aberdeen City Centre and is one of the primary business locations in Aberdeen. The estate comprises a mix of industrial and office uses with major occupiers including Wood, FedEx, Baker Hughes, Peterson and ABB.

The subjects are situated on the west side of Minto Avenue close its junction with Hareness Road, which connects to the A90 providing excellent transport links to the north and south. Connectivity has been further improved to the west and north of the city in recent years since the completion of the Aberdeen Western Peripheral Route (new A90) with the nearest junction located approx. 2.5 miles south of the subjects.

The property benefits from being in close proximity to Aberdeen's new deep water harbour which is due to open in Q3 2022. The South Harbour will be a world class facility that provides space for cruise ships and renewable energy projects which will enable Aberdeen to drive the energy transition.

The exact location can be seen on the plan below.



DESCRIPTION

The subjects benefit from an extensive refurbishment which provide 3 terraces of up to 9 modern self-contained high quality industrial/storage units with the following features:

- > New insulated composite steel clad roof
- > New insulated composite steel clad elevations
- > Clear internal eaves height of 6 metres
- > New electric roller shutter doors for vehicle access
- > LED lights throughout
- > Minimal office content
- > Secure forecourt
- > Exclusive car parking
- > Electric vehicle charging points

The units are available as a whole or multiples.

Additional secure yard space, extending to approx. 1.01 hectares (2.5 acres) is available.



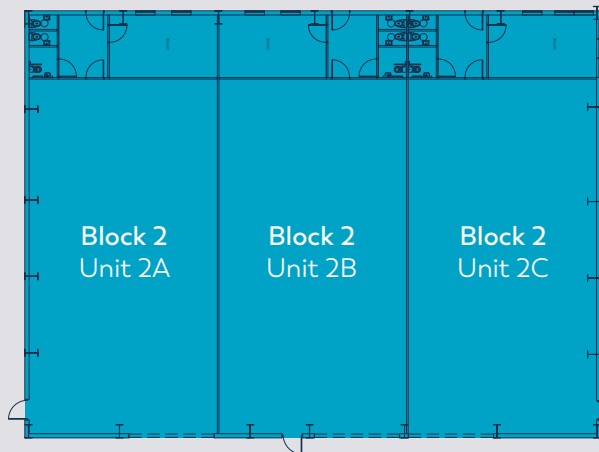
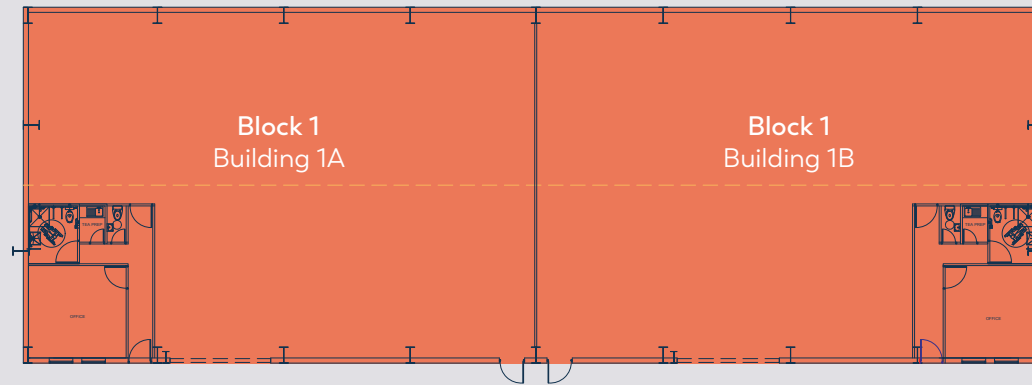
FLOOR AREAS

We calculate the approximate gross internal floor areas as follows:

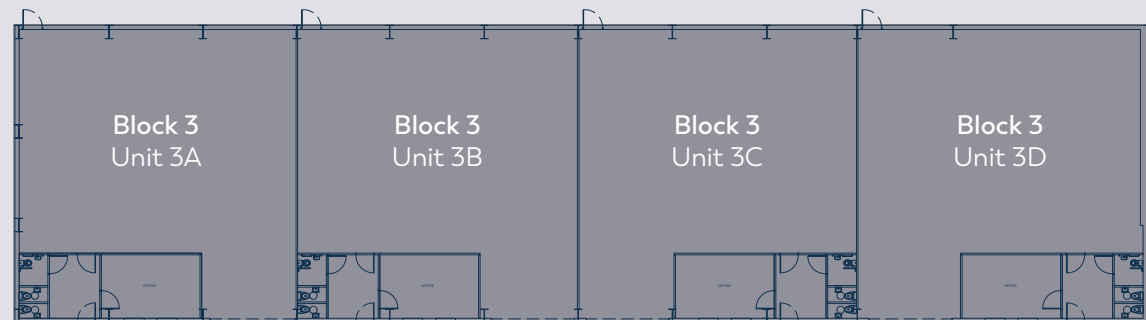
Description	Sq M	Sq Ft
Block 1	906	9,752
Building 1A	450	4,844
Building 1B	454	4,887

Block 2	922	9,924
Unit 2A	313	3,369
Unit 2B	312	3,358
Unit 2C	293	3,154

Block 3	1,202	12,938
Unit 3A	303	3,261
Unit 3B	297	3,197
Unit 3C	304	3,272
Unit 3D	297	3,197



Indicative layout only. Flexible floor plates are available and there is an opportunity to influence the configuration.





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TERMS

The units are available on full repairing and insuring leases.

RENT

Upon application.

RATEABLE VALUE

The subjects require to be assessed upon occupation. An estimate can be provided.

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of any transaction.

The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

ENERGY PERFORMANCE RATING

The subjects are anticipated to achieve an EPC rating of 'B'.

VAT

All prices quoted on the schedule are exclusive of VAT.

ENTRY

May 2022 upon conclusion of legal formalities.



VIEWING & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

Claire Herriot

01224 971139

Claire.herriot@savills.com

Kieran Ward

01224 971123

Kieran.ward@savills.com



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