

# To Let / For Sale



New 'design and build' opportunity  
to lease or purchase

**1B Minto Drive, Altens Industrial Estate,**  
Aberdeen, AB12 3LW

- New build workshop and office facility with secure yard.
- Prominent location in the heart of Altens Industrial Estate.
- Various size permutations, from 929 sqm (10,000 sqft).
- High specification design.

ESTABLISHED  
1991

**westcoast**  
ESTATES LTD

**FOR ALL DETAILS**  
CONTACT THE SELLING AGENT:

01224 644272



**Knight Frank**

let's talk [www.westcoastestates.co.uk](http://www.westcoastestates.co.uk)



## 1B, Minto Drive,

Altens Industrial Estate, Aberdeen, AB12 3LW



### • LOCATION

Aberdeen is Scotland's third largest City and has a regional catchment of approximately 500,000 people. It is a highly regarded business district boasting Scotland's second highest rate of business formation and is the European Oil & Gas Capital.

1 Minto Drive is situated within the heart of Altens Industrial Estate, the prime industrial estate to the south of Aberdeen. The location benefits from excellent road links to the City Centre, harbour, rail station, and to the south via the A90.

Neighbouring occupiers include DPD, the Amor Group and KCA Deutag.

### • THE SITE

1 Minto Drive is a rare opportunity to purchase or lease a tailor made facility to meet your exact requirements. The site extends to approximately 1.5 acres and is fully secured by a boundary fence. A range of configurations and layouts are possible from 929 sqm (10,000 sqft) to 2323 sqm (25,000 sqft).

### • SPECIFICATION

Ultimately the specification will be designed to match an occupier's specific requirements but key specification details will include the following:

#### Industrial

- Minimum 6.0 metre eaves height, with option to increase
- Three phase electrical supply
- 2 x electric roller shutter doors
- 10% Rooflights for excellent natural light
- Gas fired warm air heating
- High bay sodium lighting
- Fully secured concrete yard

#### Office Element

- Arranged over one or two floors
- Fully DDA compliant
- Excellent provision of facilities throughout
- Gas fired heating
- LG3 lighting, or equivalent
- Optional 150mm raised access flooring or wall trunking for power and telecoms.
- Excellent car-parking ratio



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## • ILLUSTRATIVE DESIGNS

The illustrative designs are to act as a guide and can be modified to match an individual requirement. However the plans and specifications are well developed and this can allow reduced timescale for completion.

Detailed plans have been produced for the following options:

	Workshop	Office	Yard
Option 1	20,000 sqft	4,000 sqft	20,000 sqft
Option 2	8,500 sqft	1,500 sqft	10,000 sqft

The above measurements are calculated on a Gross Internal Basis, in line with the RICS Code of Measuring Practice (6TH Edition).

## • RENT/PRICE

The terms will be based on final agreed plans and specifications, quoting terms available on application.

## • DESIGN TEAM

The development will be designed and project managed by Knight Frank LLP. Interested parties are invited to discuss their requirements further.

## • LEASE TERMS

Our clients are seeking to lease the premises on a standard Full Repairing and Insuring (FRI) terms for a minimum period of 10 years, incorporating an upwards only rent review at year 5.

## • LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenants will be responsible for any Stamp Duty Land Tax and registration dues, if applicable.

## • RATEABLE VALUE

The subjects will require to be reassessed upon occupation.

## • ENTRY

Date of entry and development timescales require to be agreed.

## • VAT

All prices, premiums and rents quoted in the Schedule are exclusive of Value Added Tax (VAT).





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**VIEWINGS AND OFFERS**

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

**FOR ALL DETAILS**  
CONTACT THE SELLING AGENTS:

**Neil Young**  
**Knight Frank**  
01224 415951  
neil.young@knightfrank.co.uk



**Iftikar Mian**  
**West Coast Estates Ltd**  
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