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To Let/For Sale

1 Minto Drive, Altens Industrial Estate, Aberdeen, AB12 3LT Warehouse and Yard Facility

- Prime Industrial Location
- Available separately or as a whole
- Detached warehouse facility extending to 1,888 sq. m. (20,326 sq. ft.)
- Extensive hard core and concrete yard

On the Instructions of



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Location

The property is located within Altens Industrial Estate, generally regarded as the principal Industrial Estate to the south of Aberdeen, and lies approximately 3 miles from Aberdeen City Centre. It has excellent access to the south via the A90 and into the City Centre and harbour via the A956. The subjects are situated on the corner of Minto Drive, in close proximity to its junction with Minto Road. Major occupiers within the vicinity include KCA Deutag, BJ Services Ltd and the adjacent site is currently under development by Knight Real Estate with pre-lets in place to Ilcorr and Denholm Oil Services.

The proposed Aberdeen Western Peripheral Route will have a major junction at Charleston, to the south of the subjects, which will further improve accessibility to the north and west of Aberdeen. The exact location of the subjects is shown on the adjacent plan.

Description

The property comprises a large site which could be subdivided into two distinct areas, as demonstrated by the undernoted plan. Due to the extensive site, our clients will take a flexible approach and will consider various lease or sale proposals.

Lot A, comprises a detached workshop on the southern boundary with exclusive car-parking and useable yard extending to 0.33 hectares (0.82 acres), partially surfaced with concrete. The warehouse is of steel portal frame construction with concrete floor and profile metal cladding to walls and roof. Access is provided via steel framed roller shutter doors to the north and east elevation, and the building has an internal eaves height of 3.9 metres. Artificial lighting is provided via suspended high bay lamps and natural light is provided via roof lights.

Internally, the warehouse benefits from integral office areas, including kitchenette and WCs, constructed of blockwork walls with suspended ceilings.

Externally the site is bounded by security fencing and benefits from an exclusive car park for 20 cars, located adjacent to the main entrance.

Lot B comprises extensive yard area extending to 0.60 hectares (1.48 acres). The yard are is secured by chain link fence and is predominantly hard core surfaced.

Floor Areas

We calculate the approximate gross internal floor areas of the premises to be as follows:

Description	Sq. M.	(Sq. Ft.)
Warehouse	1,783.49	(19,197)
Warehouse office	104.86	(1,129)
Totals:	1,888.35	(20,326)

The above floor areas have been calculated in accordance with the RICS Code of Measure Practice (6th Edition).

Rent/Price

On application.

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

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Lease Terms

Are clients are seeking to lease the premises on standard full repairing and insuring terms for a period to be agreed. Any medium or long term lease will provide for upwards only rent reviews at periodic intervals.

Should the yard area be let under separate lease, we envisage a short term lease with rolling options being preferred.

Legal Costs

The incoming tenant will be responsible for paying the landlord's reasonable legal costs incurred in this transaction, along with any Stamp Duty Land Tax and Registration dues, if applicable.

Rateable Value

The subjects are entered in the Valuation Roll as follows:

Rateable Value £135,000

Entry

The date of entry is to be agreed following the conclusion of legal formalities.

VAT

All prices, premiums and rents quoted are exclusive of Value Added Tax.

Viewing and Offers

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

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