

BESPOKE ACCOMMODATION PACKAGES

- > TAILOR MADE PACKAGES TO SUIT OCCUPIERS
- > OFFICES
- > MANAGED WAREHOUSE
- > EXCLUSIVE WAREHOUSE SPACE
- > YARD AVAILABLE
- > FULL LOGISTICS PACKAGES
- > FLEXIBLE LEASE TERMS

TO LET

MINTO DRIVE, ALTENS INDUSTRIAL ESTATE, ABERDEEN, AB12 3LW

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



Range of services available to occupiers from serviced open plan offices to full logistic packages

LOCATION

The subjects are located within Altens Industrial Estate, one of Aberdeen's prime and most popular commercial areas. The Estate is approximately 2 miles North of the City Centre along with the Harbour area of the City and also benefits from strong transport links to the city's main arterial routes and particularly to the south via the A90 and Aberdeen Western Peripheral Route (AWPR) which has further enhanced the links to the west and north.

The subjects themselves are located on the south side of Minto Drive within the heart of the industrial estate.

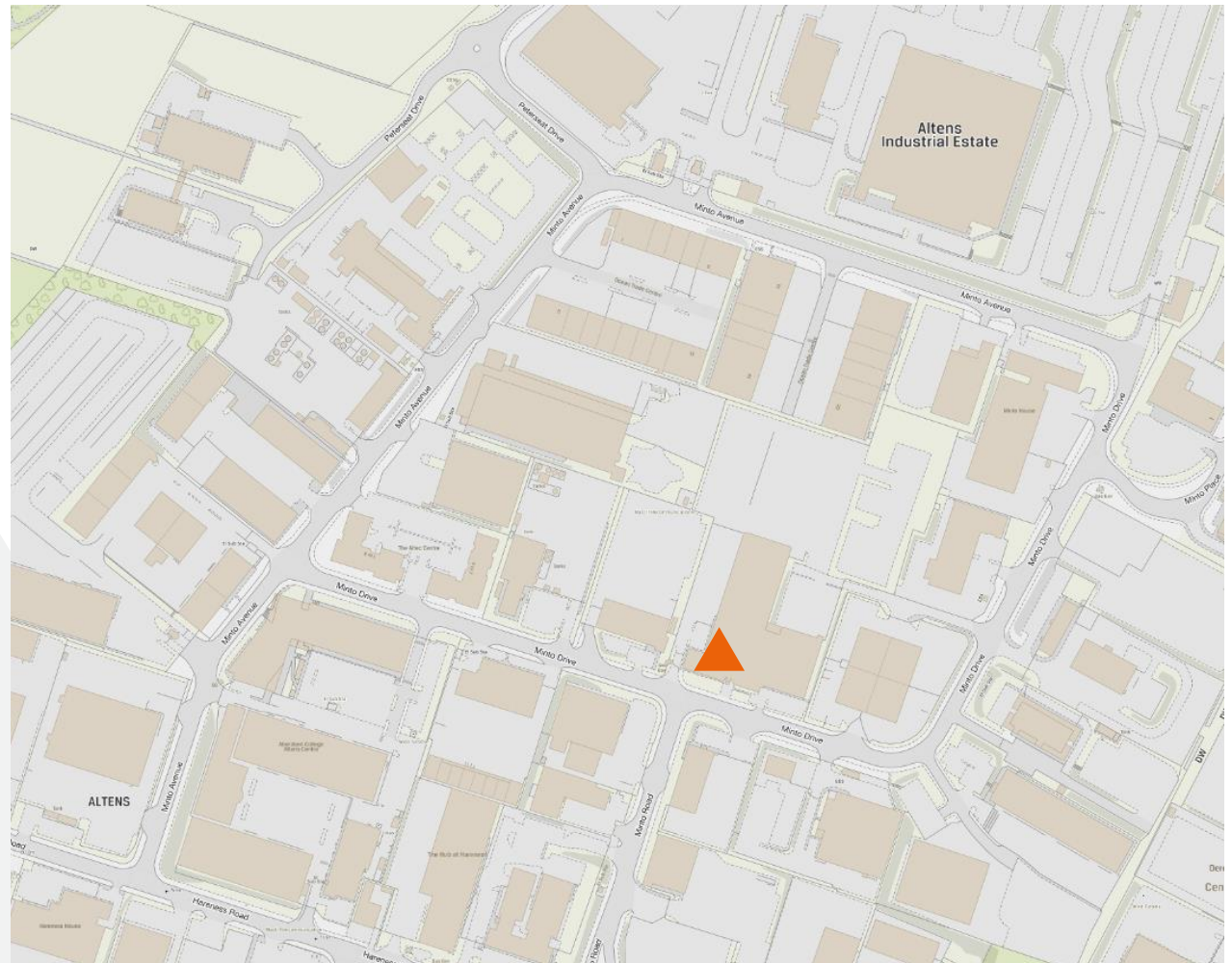
DESCRIPTION

The subjects comprise of mainly office space located on the first floor of a recently upgraded building offering good quality open plan office accommodation with good levels of natural light from double glazed window units to most elevations. The suite benefits from a kitchen facility and male and female w.c.s.

In addition, warehouse space to logistics services are available from our client.

CAR PARKING

On site car parking is available with the office suite.



Accommodation and Range of Services Available

ACCOMMODATION

The subjects provide the following accommodation:-

ACCOMMODATION	SqM	SqFt
First Floor	291.54	3,138

The above areas have been calculated on a Net Internal Floor Area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

SUB-DIVISION

Sub-Division of the suite will be considered.

AVAILABLE SERVICES

In addition to the office noted above our client can offer the following services to a tenant as tailor made packages

- > Managed warehouse
- > Exclusive warehouse space
- > Yard available
- > Full logistics packages

A bespoke proposal can be made to occupiers that require additional services.



RENTAL

Upon application and dependent on required services.

LEASE TERMS

The accommodation is available on the basis of a New Full Repairing and Insuring Lease of negotiable duration.

RATING

The subjects will require to be reassessed upon occupation with an indication of rates payable available to interested parties.

Rates Relief may be available to qualifying tenants through fresh start relief with further information available upon request.

SERVICE CHARGE

There will be a service charge for the upkeep and maintenance of the common areas along with building services such as utilities.

ALL INCLUSIVE RENTAL

As part of a bespoke package and all-inclusive rental will be available resulting in the ability of one payment for all required services.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of 'E'

Further information and a recommendation report is available to seriously interested parties on request.

VAT

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

VIDEO TOUR

Click [here](#) for a video tour of the property

ENTRY

Immediate entry is available

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues, etc.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen, mark.mcqueen@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **PUBLICATION: JANUARY 2021**

www.shepherd.co.uk

