

VIDEO
TOUR

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INDUSTRIAL UNIT

- > INDUSTRIAL UNIT WITH OFFICE ACCOMMODATION, YARD AND CAR PARKING
- > CURRENTLY USED AS A TRADE COUNTER
- > SIZE – 2,525.55 SQM (27,185 SQFT)
- > YARD – 1,087 SQM (11,700 SQFT)
- > RENTAL – UPON APPLICATION
- > CAN BE SPLIT TO PROVIDE SMALLER UNITS FROM APPROX. 5,000 SQFT

TO LET

**UNIT 20-25 OCEAN TRADE CENTRE, MINTO AVENUE,
ABERDEEN, AB12 3JZ**

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Ryden

LOCATION

The subjects are located on the South Side of Minto Avenue within Ocean Trade Centre in the well established Altens Industrial Estate which is situated approximately two miles South of Aberdeen City Centre.

Altens Industrial Estate is situated approximately two miles south of Aberdeen City Centre and benefits from having excellent road connections due to its rapid access to Wellington Road and thereafter the A90.

The property is also located adjacent to the Energy Transition Zone (ETZ) and just a short distance from the Aberdeen South Harbour which was completed in 2023.

DESCRIPTION

The subjects comprise six inter-connecting terrace industrial units with secure car parking and yard to the front.

The units are of steel portal frame construction externally clad with insulated profile metal sheeting to the walls and roof which incorporate translucent roof panels.,

Internally, the unit is laid out to provide a trade counter and warehouse along with a mixture of open plan and cellular office accommodation over two floors. Staff welfare and kitchen facilities are also provided.

Within the warehouse, the flooring is concrete with the walls being blockwork to dado height and to the inside face of the cladding thereafter. The ceiling is also to the inside face of the cladding. The warehouse has an eaves height of 5.2m, with vehicular access via five electric roller shutter doors measuring approximately 5.2m x 5m.

Externally the yard/parking is tarmac surfaced and secured by way of steel palisade fencing.



ACCOMMODATION

	m²	ft²
Warehouse	2,172.45	23,384
Offices	353.10	3,801
TOTAL	2,525.55	27,185

The above-mentioned floor areas are calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

YARD

We have calculated the yard area to be approximately 1,087sqm (11,700sqf) which has been calculated from online mapping software.

UNIT SEPARATION

Subject to landlords consent, the units could be sub-divided with areas from approx. 464.51sqm (5,000sqft) being available.

RENTAL

On application

LEASE TERMS

The subjects are currently let on a FRI basis which expires on the 1st September 2035 however there is a tenant break option available on the 1st September 2025.

Our clients are looking to assign their leasehold interest although would consider sub-letting in whole or part.



ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "C"

Further information and a recommendations report are available to seriously interested parties upon request

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £189,000 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the incoming tenant being responsible for any registration dues, LBTT, etc.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.



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

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