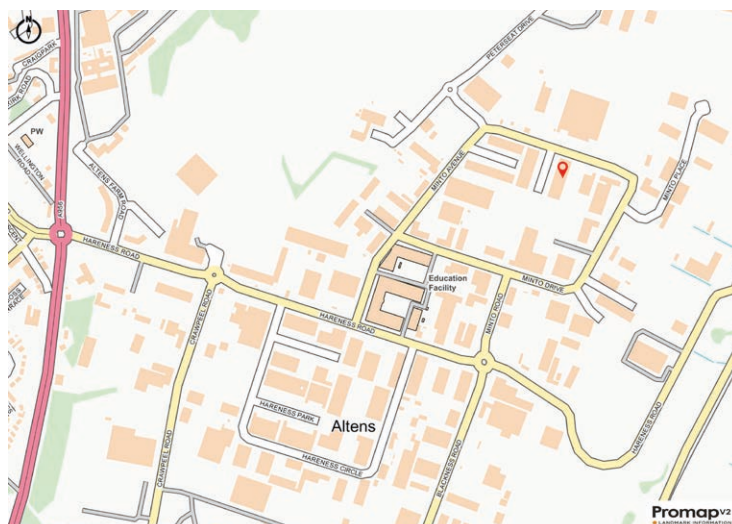




## Units 20-25, Ocean Trade Centre, Minto Avenue, Aberdeen, AB12 3JZ

- GIA — From 464.51 sq.m (5,000 sq.ft) to 2,525.55 sq.m (27,185 sq.ft) approx.
- Good allocation of car parking
- Good specification recently refurbished
- Altens location
- Excellent transport links





## LOCATION

The subjects are located in the city of Aberdeen, Scotland's third largest city, which lies in the north-east of Scotland and has a population of approximately 215,000 and serves a regional catchment population of approximately twice this figure. It is the primary service centre for the north-east of Scotland and is the European on-shore centre for oil and gas exploration and production in the North Sea.

The subject property occupies prominent position along the south side of Minto Avenue within Ocean Trade Centre close to its junctions with Peterseat Drive and Minto Drive within Altens Industrial Estate. Altens Industrial Estate is one of Aberdeen's oldest and most established industrial areas situated some two miles south of Aberdeen City Centre. The estate has good road communications to Aberdeen's major transport hubs, including the railway station and harbour together with the wider trunk road network.

An exact location of the property is highlighted on the plan overleaf.

## DESCRIPTION

The subjects comprise 5 inter connecting terraced industrial units with secure car parking and yard space to the front.

The buildings are of steel portal frame construction, clad with insulated profile metal sheet walls and surmounted by a shallow pitched insulated profile metal sheet roof incorporating translucent panels. Windows are UPVC double glazed while the main front entrance door is aluminium frame and double glazed.

The warehouse has open plan office / trade counter accommodation to the front over ground and part first floors with meeting rooms, kitchen and staff welfare facilities throughout. The offices are finished to a good standard to include solid floors with carpeted floor coverings, painted plasterboard walls and suspended ceilings incorporating recessed LED lights. Heating is provided by a mix of gas central heating and air handling heating / cooling system.

The warehouse is finished to a good standard and comprises solid concrete flooring, painted block and profile metal sheet walls. Lighting is provided via high bay lighting units. The eaves height is 5.2m. Vehicular access is via five electric roller shutter doors along the southern elevation (5.2m x 5m) fronting onto the car park / yard.

## FLOOR AREAS

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m.	Sq. ft.
Warehouse	2,172.45	23,384
Offices	353.10	3,801
<b>Total</b>	<b>2,525.55</b>	<b>27,185</b>

Subject to Landlord consent smaller units may be available from c.464.51 sq.m (c.5,000 sq.ft.)

## RATING

The subjects are entered in the current Valuation Roll with a Rateable Value of £189,000.

The incoming occupier will have the right to appeal this assessment.

The current rate poundage for 2019/2020 is 50.6p in the £.

## LEASE TERMS

The unit is currently subject to a Full Repairing and Insuring lease, which expires on 2nd September 2035, however a tenant break option is available on 1st September 2025. Our clients are looking to assign their leasehold interest, although would consider sub-letting in whole or part.

## RENT

On application

## V.A.T

All rents and premiums quoted are exclusive of any VAT that may be applicable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

On application

## ENTRY

Immediate, upon completion of legal formalities.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

## VIEWINGS & OFFERS

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

To arrange a viewing please contact:



**Emma Gilbert**

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07717 441280



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Senior Surveyor

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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: October 2020