OFFICE TO LET

ALTEC CENTRE

HUTCHEON MEARNS REAL ESTATE

Minto Drive, Altens Industrial Estate, Aberdeen, AB12 3LW

SUITES FROM 94.48 SQ M (1,017 SQ FT)

LOCATION

The subjects are located within Altens Industrial Estate, Aberdeen's premier south-side industrial location, approximately 2 miles south of the city centre. The estate benefits from direct access to Wellington Road (A956) which connects to the A90 trunk road.

Altens is also in close proximity to Aberdeen Harbour and Hareness Road forms the main access route to the new South Harbour. The estate also forms part of the newly formed Energy Transition Zone – a location for the accelerated development of a net zero energy cluster to attract new investment and deliver net zero.

The Altec Centre is situated at the junction of Minto Drive and Minto Avenue

HUTCHEON MEARNS REAL ESTATE

DESCRIPTION

The Altec Centre comprises of two separate office buildings divided to form smaller office suites over two storeys.

The buildings are of steel portal frame construction with powder coated cladding, double glazed windows and profiled metal sheet roofing.

Internally, the suites have been refurbished to provide quality office accommodation of which the specification includes:

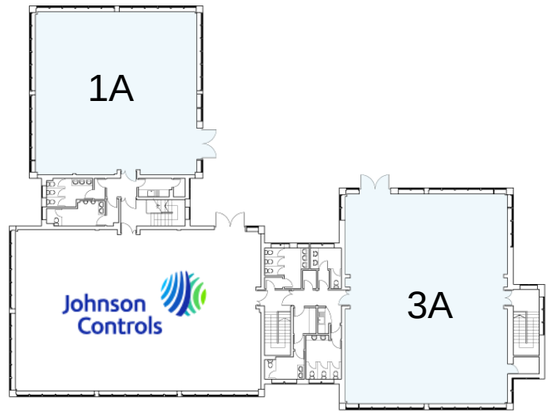
- Suspended tiled ceilings integrating Cat 2 light fitments
- Perimiter wall trunking
- Communal male and female toilet blocks
- Small kitchenette provided between each block

The entire development is landscaped with surface car parking in the central courtyard.

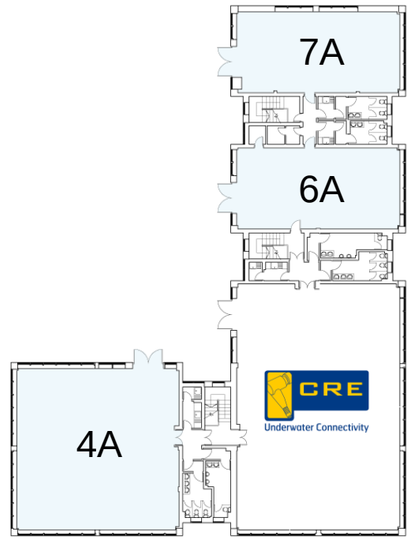
ACCOMMODATION

The subjects extend to the following approximate net internal floor areas:

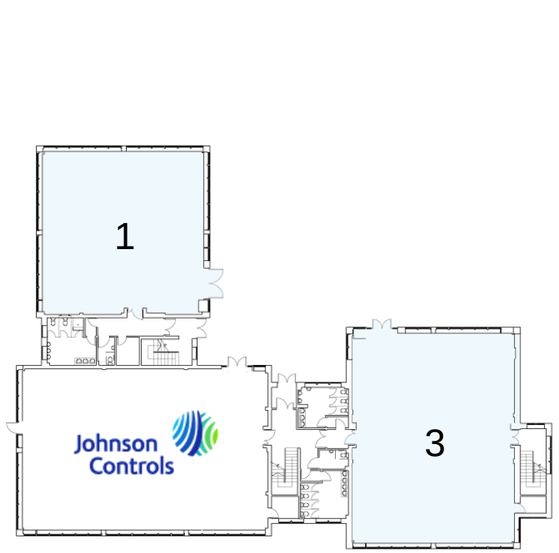
Unit	Sq M	Sq Ft	Car Parking
1	186.73	2,010	7
1A	187.19	2,015	8
3	241.73	2,602	7
3A	241.63	2,598	7
4	185.25	1,994	7
4A	186.18	2,004	6
6A	94.95	1,022	3
7A	94.48	1,017	4
TOTAL	**1,418.24**	**15,262**	**49**



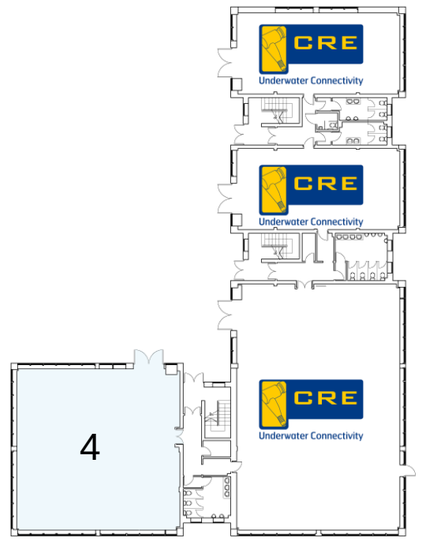
ALTEC 1 - FIRST FLOOR



ALTEC 2 - FIRST FLOOR



ALTEC 1 - GROUND



ALTEC 2 - GROUND FLOOR

HUTCHEON MEARNS REAL ESTATE

RENT

£10 per sq ft, exclusive of VAT.

SERVICE CHARGE

A service charge will be payable for the upkeep and maintenance of the internal and external common part of the building. Details of the service charge can be provided upon request.

RATEABLE VALUE

Unit	Rateable Value	Rates Payable
1 & 1A	£35,000	£17,430
3	£22,500	£11,205
3A	£22,500	£11,205
4	£17,500	£8,715
4A	£17,500	£8,715
6A	£8,700	£4,333
7A	£8,700	£4,333

The car parking allocation has a Rateable Value of £250 per car parking space.

ENERGY PERFORMANCE CERTIFICATE

More information is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs. The tenant will be liable for any LBTT and Registration Dues in the normal manner

VIEWING & FURTHER INFORMATION

HUTCHEON MEARNS REAL ESTATE
01224 455500
www.hm-re.co.uk

Iain Landsman

Managing Director

iain.landsman@hm-re.co.uk

07880 480 298

2 Queens Road, Aberdeen, AB15 4ZT

Important Notice. Hutcheon Mearns Real Estate Limited, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hutcheon Mearns Real Estate Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
October 2023

HUTCHEON MEARNS REAL ESTATE