OCEAN
TRADE CENTRE

Minto Avenue, Aberdeen, AB12 3JZ

TO LET

UNITS 9 & 10

Industrial / Trade Counter Units

OCEAN
TRADE CENTRE

UNITS
9 & 10

LOCATION

The subjects are located within Altens Industrial Estate, the premier south-side industrial location that forms the core area of the Energy Transition Zone (ETZ).

ETZ has been established by ETZ Ltd who's role is to promote the north-east of Scotland as the leader in energy excellence.

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DESCRIPTION

Ocean Trade Centre comprises of a multi-let industrial scheme comprising of 25 individual units over three terraces of warehouse accommodation.

The subjects comprise a mid terraced unit. Internally, the subjects comprise of workshop space together with ancillary office / trade counter accommodation and staff facilities.

The subjects benefit from the following specification:

- Steel portal frame construction
- Insulated pressed steel cladding
- 5.9 metre eaves height
- High bay LED lighting
- Vehicle access via 1 electric roller shutter doors (H 4.6m, W 5m)
- 3 phase power supply
- Concrete surfaced car park / forecourt to the front of the unit.

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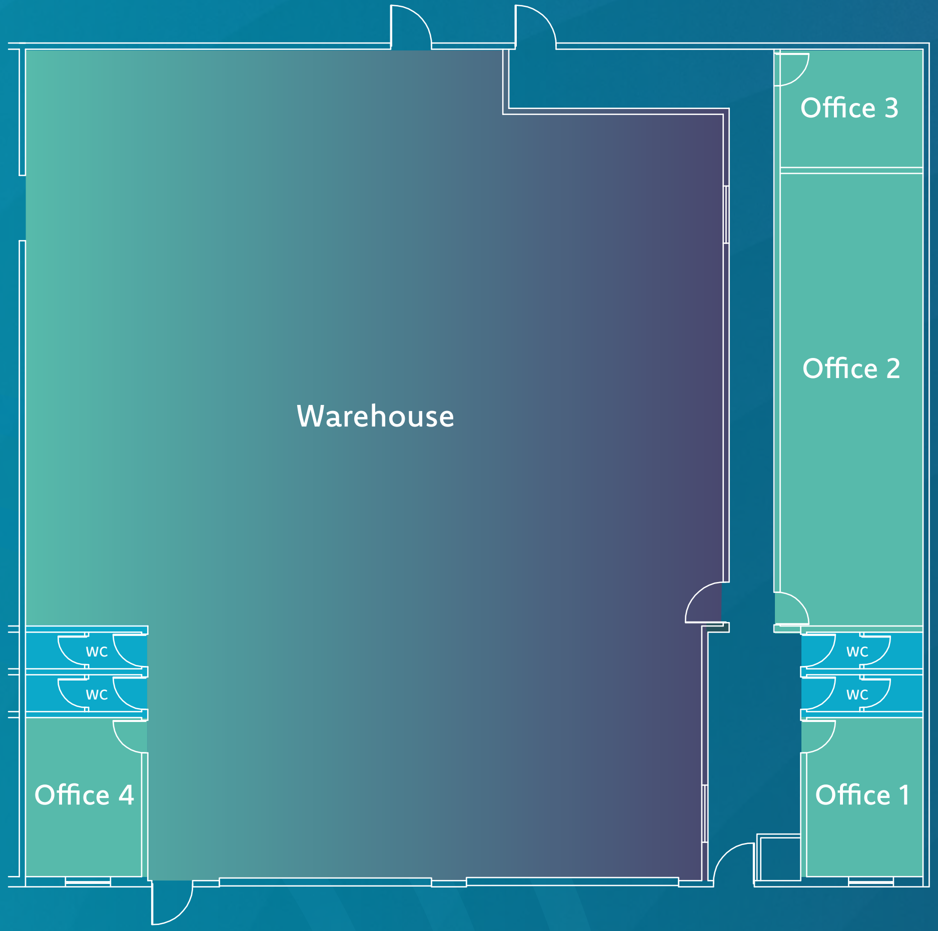

ACCOMMODATION

The following approximate gross internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

	Sq M	Sq Ft
Warehouse	316.51	3,407
Office / Trade Counter	119.22	1,283
TOTAL	**435.72**	**4,690**

RENT

£47,000 per annum.

RATEABLE VALUE

£35,500, effective from 1 April 2026

SERVICE CHARGE

The tenant will be responsible for the payment of a pro rata share of the service charge for the maintenance and upkeep of the common areas of the estate.

VAT

Payable at the prevailing rate on all monies due under the lease.

ENERGY PERFORMANCE CERTIFICATE (EPC)

B17.

LEGAL COSTS

Each party will bear their own legal costs in documenting any lease. The tenant will be responsible for LBTT and Registration Dues.

ANTI-MONEY LAUNDERING

To satisfy HMRC and RICS requirements, the letting agents are required to undertake AML due diligence on the counter-party to the letting transaction. Accordingly, the tenant will be required to provide financial information and personal identification at the time of agreeing Heads of Terms.

ENTRY

On conclusion of legal missives.

OCEAN TRADE CENTRE

VIEWINGS & OFFERS

For further information or viewing please contact the joint agents.

FG Burnett

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