



# TO LET MODERN OPEN PLAN OFFICES WITH PARKING

**THE ALTEC CENTRE, MINTO DRIVE, ALTENS, ABERDEEN, AB12 3JZ**



- **NEWLY REFURBISHED**
- **FLEXIBLE TERMS**
- **DESIGNATED CAR PARKING**
- **OPEN PLAN CONFIGURATION**
- **FROM 94.8 M<sup>2</sup> (1,020 FT<sup>2</sup>) TO 1,038.2 M<sup>2</sup> (11,175 FT<sup>2</sup>)**

VIEWING &  
FURTHER  
INFORMATION

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## LOCATION:

The Altec Centre is situated on the corner of Minto Drive and Minto Avenue, within the popular business location of Altens and approximately 3 miles south of Aberdeen City Centre. By virtue of this location, the office benefits from easy access to Aberdeen Harbour, the City Centre and the main trunk road network leading both North and South.

Other occupiers in the vicinity include Wood Group PSN, Shell UK Ltd and North East Scotland College.

The Ordnance Survey extract overleaf is for identification purposes only.

## DESCRIPTION:

The development comprises two modern office blocks of steel portal frame construction. The available accommodation is located across a number of suites and generally comprises open plan space finished to a high standard to include carpet tiled floors, suspended ceilings incorporating inset diffused lighting and perimeter data and power trunking.

Suites are available individually or in combination.

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### ACCOMMODATION:

The subjects provide the following accommodation:-

	m <sup>2</sup>	ft <sup>2</sup>
Suite 4A	186.2	2,004
Suite 5	282.3	3,039
Suite 5A	284.1	3,058
Suite 6	96.0	1,033
Suite 6A	94.8	1,020
Suite 7	94.8	1,020
<b>Total</b>	<b>1,038.2</b>	<b>11,175</b>

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

### LEASE TERMS:

Our clients are seeking to lease the premises on Full Repairing and Insuring terms for a negotiable duration. Any medium to long term lease would require to incorporate provision for upward only rent review at regular intervals.

### RENT:

On application.

### SERVICE CHARGE:

An incoming tenant will be responsible for payment of a service charge in lieu of their pro rata share of the repair, maintenance and servicing of the common internal and external parts of the development. A service charge budget can be made available to interested parties.

### VAT:

All figures quoted are exclusive of VAT.

### ENERGY PERFORMANCE CERTIFICATE:

The property has the following EPC ratings:

Block 1 – 3 E+

Block 4 – 7 E

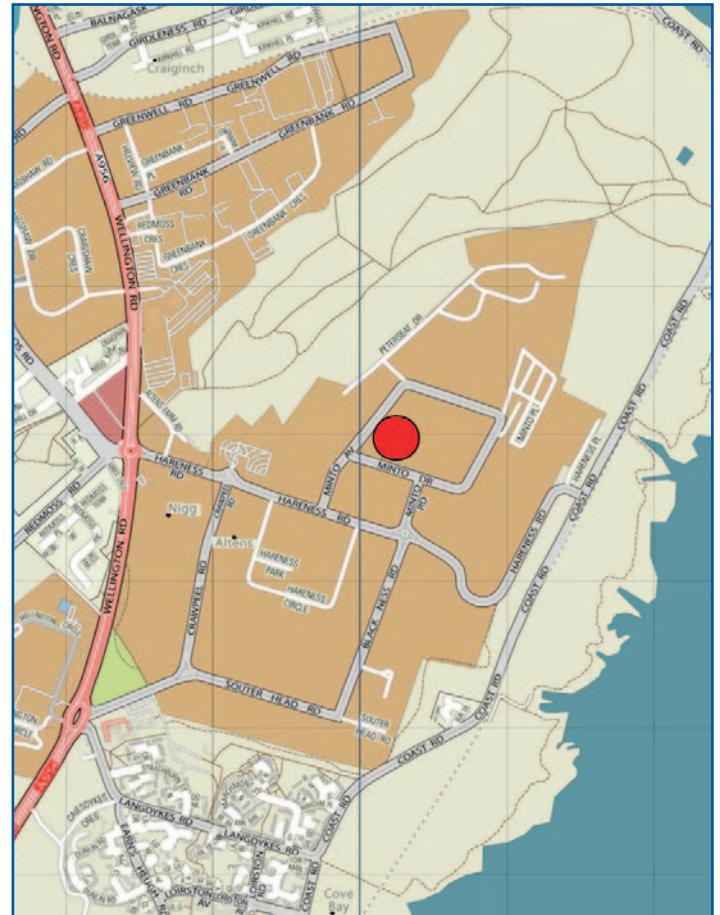
Copies of the EPC certificates are available upon request.

### LEGAL COSTS:

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

### ENTRY DATE:

On conclusion of legal missives.



### VIEWING & OFFERS:

Strictly by arrangement with the joint letting agents to whom all offers should be submitted in Scottish Legal form.

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