

# Lot 58

Vacant

## 1C Minto Drive, Altens, Aberdeen AB12 3LW Heritable Vacant Office with Potential



### Key Details

- Prominent location in Altens, 3 miles south of Aberdeen city centre
- Extensive site with development potential (subject to planning)
- Fully fitted out as a data centre
- Comprises 11,119 sq ft on a site of 1.75 acres

### Location

**Miles:** 3 miles south of Aberdeen city centre  
63 miles north-east of Dundee

**Roads:** A956, A90

**Rail:** Aberdeen Railway Station

**Air:** Aberdeen International Airport

### Situation

The property is located on Minto Drive on the eastern side of Altens Industrial Estate, one of Aberdeen's most established industrial areas some 3 miles south of the city centre. The estate comprises a mix of industrial and office properties. Accessed from Wellington Road (A956), which leads to Aberdeen city centre, the Altens estate is home to occupiers including Total, Maersk, Wood Group PSN, ASCO and Schlumberger.

### Description

The property comprises an office building fronting onto Minto Drive with a large car park site to the rear at a lower level. The entire site comprises c.1.75 acres. The building is currently fully fitted out as a data centre and is fed by a single 800 kVA transformer. Further information relating to power, data and cooling specification can be provided. Indicative plans have been drafted for redevelopment of the site to form an industrial/trade park and can be downloaded as part of the legal pack.

### Tenure

Heritable (Scottish equivalent of the English Freehold).

### VAT

VAT is applicable to this lot.

### Viewings

Please contact Mhairi Jarvis on 07718 899341.

### Planning

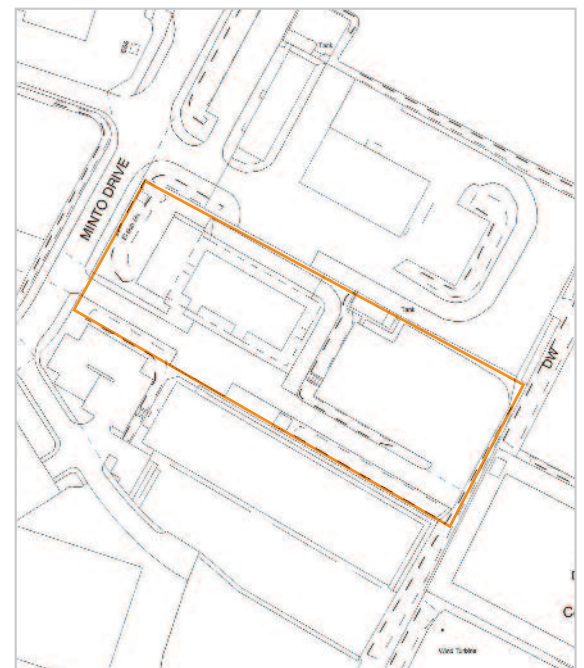
The property may benefit from conversion to residential use, subject to all necessary consents/permissions. Interested parties are referred to Aberdeen City Council. [www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

### Energy Performance Certificate

Band D - see legal pack at [www.acutus.co.uk](http://www.acutus.co.uk)

## Tenancy and accommodation

Floor	Floor Areas (Approx)		Possession
Ground	312.33 sq m	(3,358 sq ft)	VACANT
First	721.66 sq m	(7,761 sq ft)	
<b>Total</b>	<b>1,033 sq m</b>	<b>(11,119 sq ft)</b>	



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acutus**  
Mhairi Jarvis  
+44 (0)7718 899341  
mhairi.jarvis@acutus.co.uk

**Acutus**  
Peter Mayo  
+44 (0)20 7034 4864  
peter.mayo@acutus.co.uk

**Seller's Solicitors: Shepherd and Wedderburn LLP**  
Michael W Anderson  
+44 (0)1224 621166  
michael.anderson@shepwedd.com