

TO LET

Modern Industrial /
Trade Counter Unit
with Secure Yard

Units 20-25



OCEAN TRADE CENTRE

Minto Avenue, Aberdeen, AB12 3JZ



DFDS LOGISTICS

SHETLAND TRANSPORT

Units 20-25

OCEAN TRADE CENTRE

Location

The subjects are located within Altens Industrial Estate, in the heart of the Energy Transition Zone – (ETZ), an area established for the promotion of green energy and an accelerated programme to deliver a net zero environment.

The subjects are accessed from Minto Avenue and form part of the larger Ocean Trade Centre Industrial / Trade Park. Situated approximately 1KM from the A956 (Wellington Road) the property is well situated to benefit from easy access to the trunk road network and also the new South Harbour, via Hareness Road and the proposed new access link via Peterseat Drive.

The premises are identified on the attached plan.





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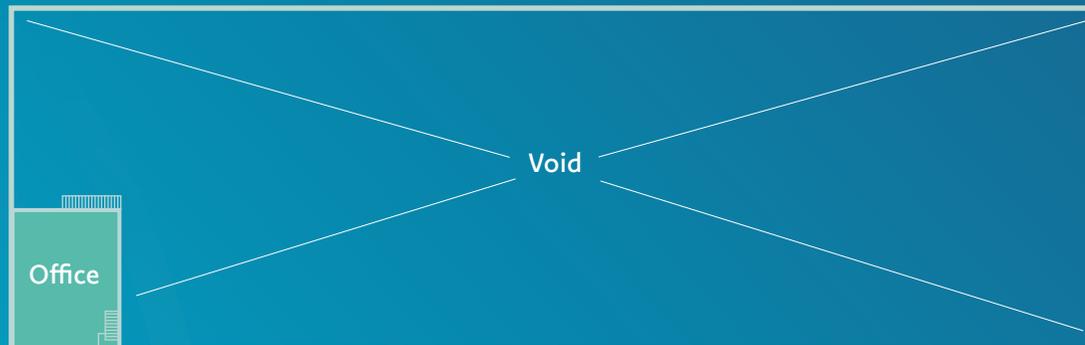
Description

Units 20-25 Ocean Trade Centre comprises a modern industrial facility with external yard and parking.

Originally designed as 6 individual units, the premises has been most recently occupied in its entirety as a large open warehouse with trade counter and offices over two floors. The property is of steel portal frame construction with a metal corrugated wall and roof cladding system with natural roof lights. The property benefits from the following specification.

- o c. 5.9m eaves
- o Three phase power
- o 6 electrically operated roller shutter doors 4.6m (w) x 5m (h.)
- o Concrete floor
- o Hi bay lighting
- o Trade counter area with aluminium framed, glazed frontage with pedestrian access
- o Concrete surfaced car park and yard
- o Secure metal pallisade fence with three vehicular access gates.





Accommodation

The premises has been measured in accordance with the RICS Code of Measuring Practice 6th edition and the following Gross Area derived.

	sq.m	sq.ft
Warehouse	2,334.0	25,123
Office, trade counter and welfare	185.0	1,991
Total	2,519.0	27,114

Concrete Yard	1,161.0	12,497
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The yard area has been calculated by using on line mapping software.

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Rent

Rent on application

Rateable Value

The draft Rateable Value from 1st April 2026 is £197,000. Any ingoing occupier will have the right to appeal the Rateable Value.

EPC

The premises benefit from an EPC Rating of C38, effective 16th November 2020.

(31-45)

C

Current

38

Potential

36

VAT

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

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.

Legal Costs

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

AML

To satisfy HMRC and RICS requirements, FG Burnett is 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

Q4 2025. Earlier entry may be available

Viewings and Offers

For further information or viewing please contact the sole agent.

FG Burnett

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