



**ETZ**  
ENERGY TRANSITION ZONE

# W-ZERO2

1A Minto Drive, Altens Industrial Estate, AB12 3LW

**PARTNERSHIP**





# To Let/ May Sell

## WAREHOUSE WITH LARGE SECURE YARD

- Fully refurbished in line with Net Zero Guidance
- Suitable for multiple uses, flexible warehouse and ancillary office
- Prime industrial location in the Energy Transition Zone
- Excellent connectivity to Aberdeen City Centre, the A90 and Aberdeen Western Peripheral Route via Wellington Road
- Detached warehouse facility extending to 1,900 sq.m (20,000 sq.ft) approx.
- Large secure yard extending to 3,330 sq.m (36,000 sq.ft) approx.
- Competitive terms available
- Benefits from improved ESG credentials
- In heart of revitalised energy cluster with access to world class R&D support network

# Location

The property sits on the south-eastern corner of Minto Drive within Altens Industrial Estate, the city's premier south-side industrial location. Situated just three miles north of the Charleston junction of the Aberdeen Western Peripheral Route (AWPR), connectivity to all parts of Aberdeen is excellent, including the city centre which is around 3.5 miles north via Wellington Road (A956), and Aberdeen International Airport, approximately 10 miles north-west.

Revitalised by the Energy Transition Zone, 1A Minto Drive offers an ideal opportunity for supply chain companies operating in the energy sector to join an established energy cluster comprising other major occupiers Peterson, Tenaris, Schlumberger, National Oilwell Varco and Wood Group.

## Neighbouring Occupiers include:

1. Red Wing: Safety Equipment Supplier
2. Specialist Equipment Solutions: Tool Rental Service
3. Trojan Energy: EV Charging Systems
4. Offshore Renewable Energy Catapult: Research institute
5. CAN Offshore: Asset Integrity Services
6. Delmar: Anchoring and Mooring Solutions



# ETZ

ETZ is delivering a unique Energy Transition Zone comprising a 250-hectare site close to the new £420M Aberdeen South Harbour.

Consisting of a combination of revitalised commercial properties alongside a new release of catalytic greenfield development sites, this premium development and property opportunity provides an enviable opportunity to invest in the largest dedicated transition complex in Scotland.

By investing in the Zone, your organisation will benefit from being part of a dedicated net zero cluster with access to market-leading test and demonstration space, an energy transition skills hub, an energy incubator and scale-up hub and cutting-edge R&D facilities for floating wind and green hydrogen.

Within each specialist campus, ETZ is delivering a transformational anchor project to unlock and catalyse investment.



## Buildings

- ① W-ZERO1 wind campus is home to the National Floating Wind Innovation Centre – operated by ORE-Catapult.
- ② W-ZERO2 - 1A Minto Drive.
- ③ Planning approved for the BP Aberdeen Hydrogen Hub project. Adjacent to W-ZERO2.
- ④ S-ZERO1 building – Energy Transition Skills Hub which will be operated by NESCoI.
- ⑤ I-ZERO1 - Energy Incubator and Scale Up Hub operated by ETZ, NMIS and NZTC.
- ⑥ H-ZERO1 - Proposed Green Hydrogen Test & Demo facility. Adjacent to the Dolphyn Hydrogen landing site.
- ⑦ Marine Gateway - Energy Development opportunity site adjacent to world class Aberdeen South Harbour.

# Net Zero

**West Coast Estates (WCE) and Energy Transition Zone (ETZ) have worked in partnership to redevelop and repurpose 1A Minto Drive, a 20,000sqft warehouse and yard, complete with integral office accommodation and on-site parking.**

Following net zero best practice, rather than demolish the old warehouse and rebuild, our aim was to breathe new life into the site by recycling and retrofitting as much of the existing building as possible.

In line with the ETZ Net Zero Framework, our sustainable approach to the renovation allowed a significant proportion of the site materials – including the foundations and walls, the steel frame sub-structure and the fire doors - to be diverted from landfill, therefore reducing carbon emissions. In addition we have:

- **adopted a more energy efficient design and architecture**
- **retained the frame, floor and walls**
- **recycled and reused existing materials where possible**
- **used lower-carbon materials and focused on building performance**
- **employed local contractors and suppliers**

Finished to the highest specification in accordance with ETZ's ethos of sustainability, the modern and environmentally friendly final product is what you would expect from a thoughtfully designed commercial space in the heart of the ETZ, with access to high quality amenities, a green energy network, excellent travel routes, recreational greenspaces, and world class support network.

## EPC

Energy-saving upgrades



Carbon saved



Heat control sensors



LED lighting

## 25 tonnes

Materials recycled from landfill



Insulated envelope



EV chargers



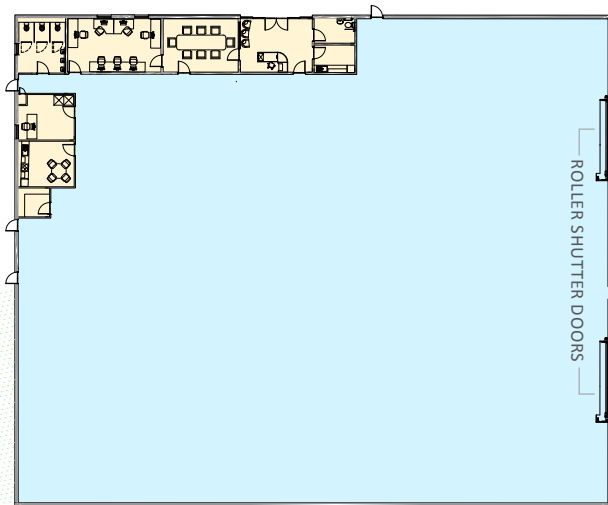
Recycled materials

# Floor Areas

We calculate the approximate gross internal floor areas to be as follows:

	sq.m	sq.ft
Office/Welfare	160	1,720
Warehouse	1,720	18,510
<b>TOTAL</b>	<b>1,880</b>	<b>20,230</b>
Secure Yard	3,300	35,800

The areas above have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).



# The Premises



New fully insulated cladding to the roof and elevations



Fully refurbished warehouse and offices extending to 20,000 sq.ft



New internal and external LED lighting



Full height insulated electric roller doors



Feature landscaped island



Vast new car park



EV Charging points



Cycle stands



1 acre secure concrete and hardcore surfaced yard



Perimeter security fence



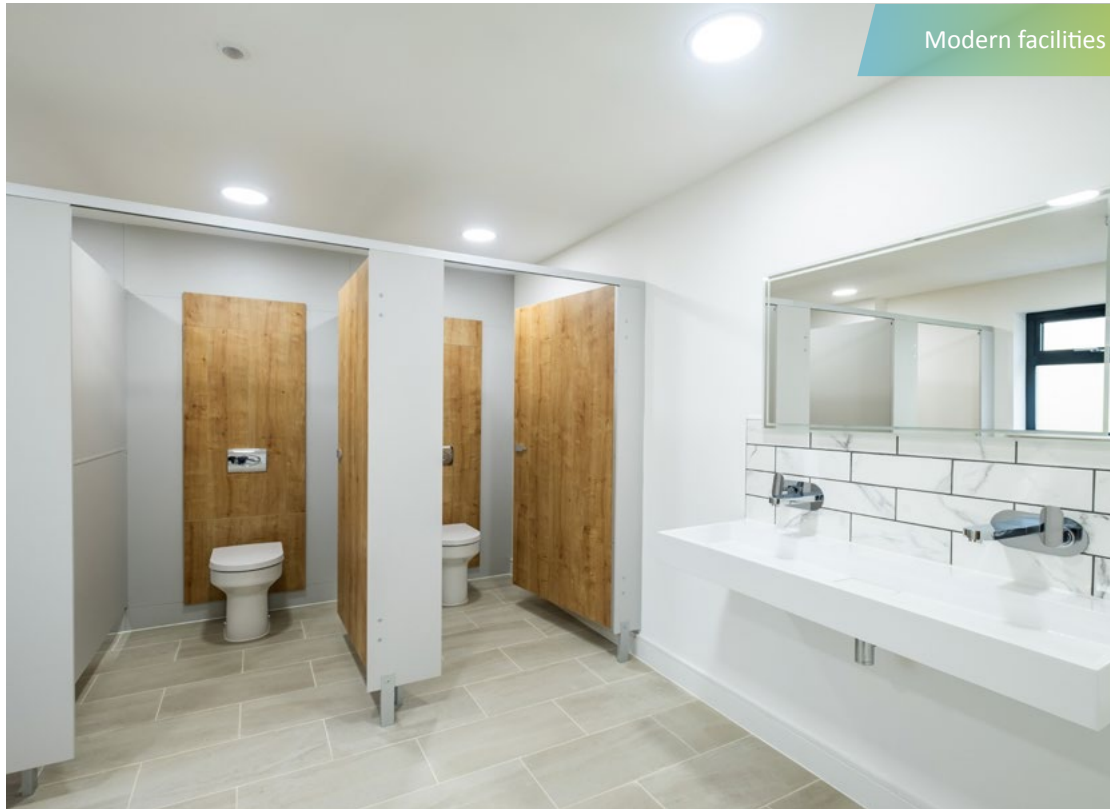
# The Premises



 [Return to site plan](#)

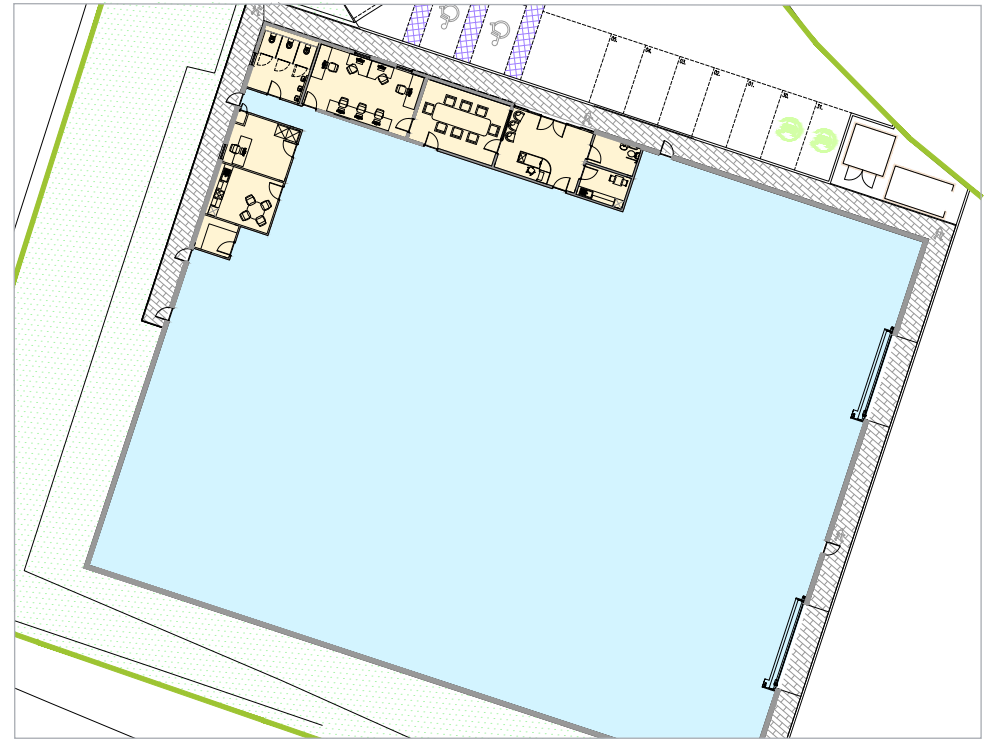
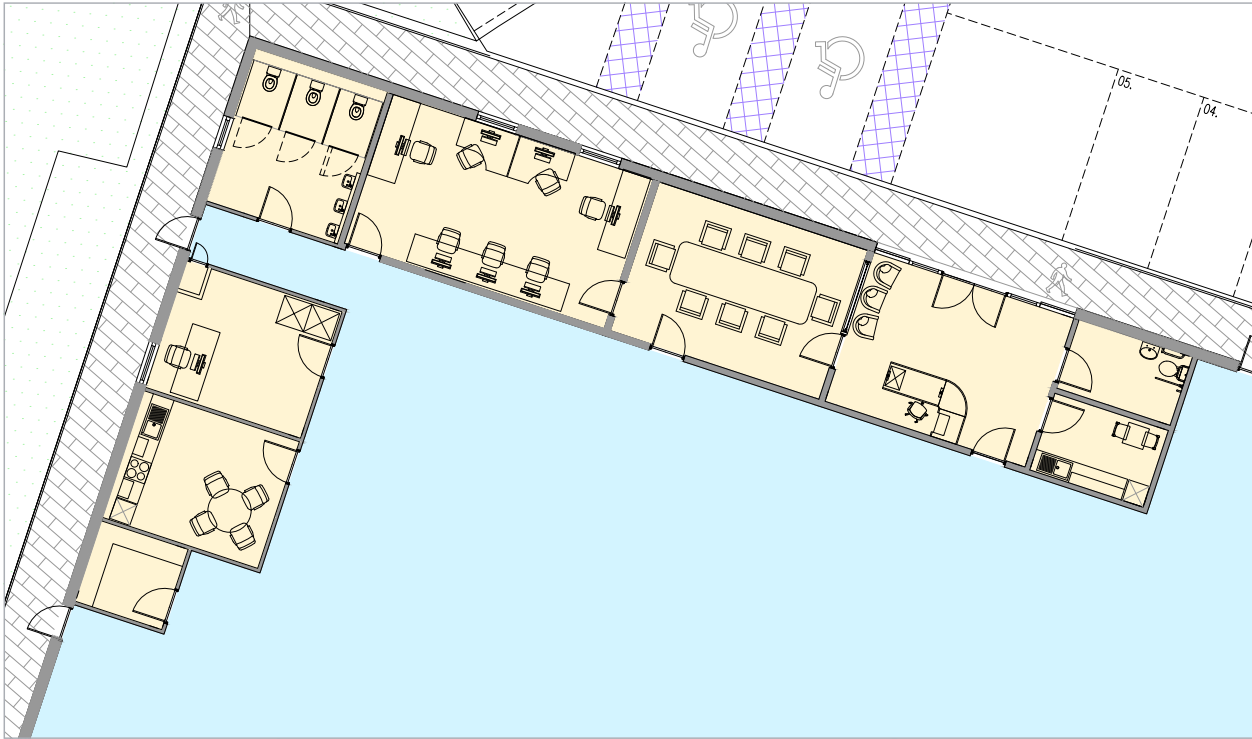


# The Premises



 [Return to site plan](#)

# The Floorplan



[Return to site plan](#)

# Partnership



## ETZ

ETZ is a private sector-led and not-for-profit company spearheading the North East of Scotland's energy transition ambition.

Our flagship project, the Energy Transition Zone, encompasses all the land surrounding the new £420M Port of Aberdeen South Harbour, including Altens.

**Find out more at [etzltd.com](http://etzltd.com)**



## West Coast Estates

West Coast Estates are property developers and investors focused on creating great residential and commercial spaces across Scotland that make a positive difference to local communities. Proactive, hands on and collaborative, we work with occupiers like you and a host of other partners.

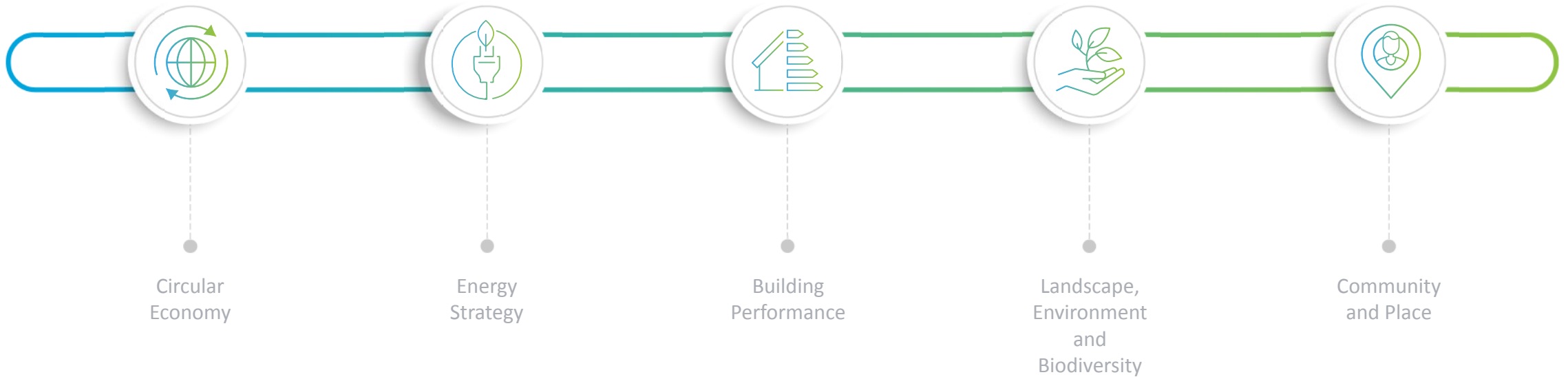
**Find out more at [westcoastestates.co.uk](http://westcoastestates.co.uk)**



# Net Zero Approach

ETZ and West Coast Estates refurbished W-ZERO2 in line with five guiding net zero principles, providing occupiers with benefits including enhanced ESG credentials, reduced operating costs and a sustainable approach to property, which will be welcomed by employees and clients.

## Net Zero Principles





### Lease Terms

The subjects are available on the basis of a new full repairing and insuring lease. Any medium/long term leases will provide for upward only rent reviews.

### Rent

£170,000 per annum, exclusive of VAT.

### Price

Our client is prepared to consider offers for their heritable interest.

### Rateable Value

The subjects are currently entered into the valuation roll as follows: £149,000.

### EPC

Available on request.

### Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant/purchaser will be responsible for any Land & Buildings Transaction Tax and Registration Dues, if applicable.

### VAT

All prices quoted in the Schedule are exclusive of VAT.

### Entry

By arrangement.

### Viewing & Offers

By prior arrangement with the joint letting/ selling agents, to whom all formal offers should be submitted in Scottish Legal Form.



James Morrison  
01224 202836  
j.morrison@shepherd.co.uk



Paul Richardson                      Daniel Stalker  
01224 588866                      01224 588866  
paul.richardson@ryden.co.uk    daniel.stalker@ryden.co.uk

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