

TO LET

WORKSHOP, SECURE YARD AND GROUND FLOOR OFFICES

 **GRAHAM
SIBBALD**



Badentoy Road,
Badentoy Industrial
Estate, Portlethen,
Aberdeen, AB12 4YA

Flexible options available: the following are obtainable together, separately or in combinations — depending on requirements;

- Workshop — 198.16 sq.m (2,133 sq.ft)
- Secure yard — 192 sq.m (2,067 sq.ft)
- Offices — 159.51 sq.m (1,717 sq.ft)
- Car parking spaces available

LOCATION

The subjects are situated on BadentRoad within the heart of the well established Badentoy Park, Portlethen, approximately eight miles South of Aberdeen Harbour/City Centre. Road communications are excellent via the A90 both North and South, whilst the Aberdeen Western Peripheral Road (AWPR) provides easy access to the West, with Aberdeen International Airport only a 15 minute drive.

Nearby occupiers include Cameron, Hunting, Ramco, NOV and OEM Group.

DESCRIPTION

Flexible options available: the following are obtainable together, separately or in combinations – depending on requirements;

WORKSHOP

The workshop comprises one bay, with a mezzanine floor installed providing additional storage. Excellent natural light with windows via North and East elevations. Lighting is by way of strip fluorescent lighting and heating is by way of an overhead blower heater. Access is via an electric roller door.

YARD

A separate yard abuts the workshop and is rectangular in shape, bound by secure palisade fencing with access via a steel gate and surfaced in tarmacadam.

OFFICE

The ground floor office suite provides a mixture of open plan and cellular office space along with a dedicated reception area including a kitchen and staff welfare facilities.

CAR PARKING

To the front of the office suite there is a tarmacadam car park with up to five dedicated car parking spaces available.

FLOOR AREAS

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows

	Sq. m.	Sq. ft.
Workshop	119.72	1,289
Mezzanine	78.44	844
Sub-Total	198.16	2,133
Yard	192	2,067
Ground Floor Offices	159.51	1,717
TOTAL	549.67	5,917





To arrange a viewing please contact:



Chris Ion
Director of Commercial Agency
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07717 425298



Euan Rolland
Graduate Surveyor
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RATING

The premises are currently entered into the valuation roll as part of a larger entity and will require to be reassessed.

LEASE TERMS

The subjects are available as a whole or in part on the basis of a Full Repairing and Insuring Lease on terms to be agreed.

RENT

£15,000 per annum exc.

Details of an all encompassing figure, including utilities / business rates is available on request.

VAT

All prices, rent and premiums quoted are exclusive of VAT, that may be applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of 'D'.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

To arrange a viewing please contact:

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2024