



# CULTS BUSINESS PARK



Station Road, Cults  
Aberdeen, AB15 9PE

Commercial Units situated within well established business park.  
Units Available from 848 sq.ft. to 8,728 sq.ft.



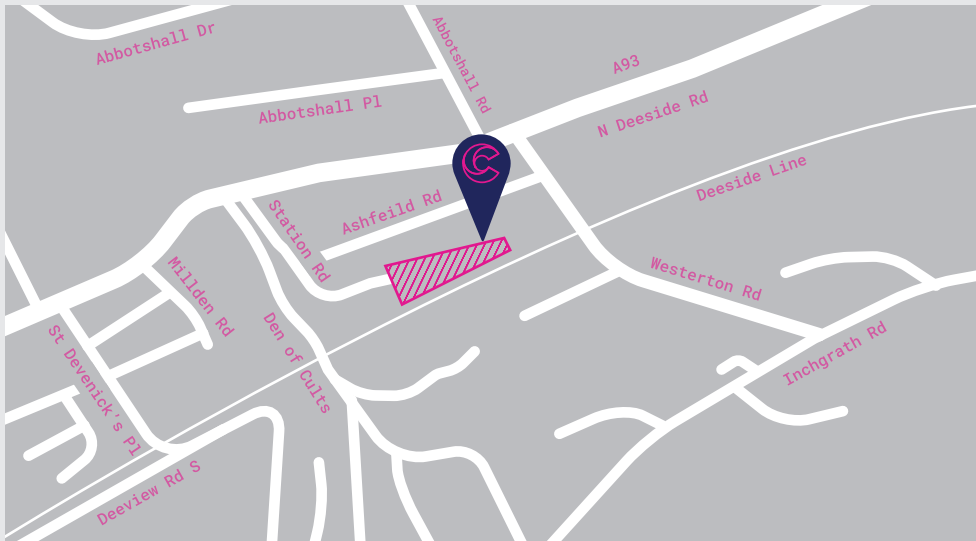
## LOCATION

The subjects are situated in Cults Business Park, Cults, which is accessed from Station Road, off North Deeside Road and provides excellent access to local amenities. The business park benefits from being only 5 miles west of Aberdeen city centre.

Cults is a well-established residential area of Aberdeen. It has benefitted from its proximity to the Aberdeen Economy and enjoys a best of both luxury with the rural lifestyle accompanied with Big City advantages less than 15 minutes drive away. The popular recreational Deeside Way line is immediately adjacent.

Occupiers in close vicinity include; Boxcar Coffee (immediately next door), Costa Coffee, Dominos, Subway, Tesco Express, Sainsburys, Cults Pharmacy and The Cults Hotel.

The exact location of the property is shown on the street plan provided.



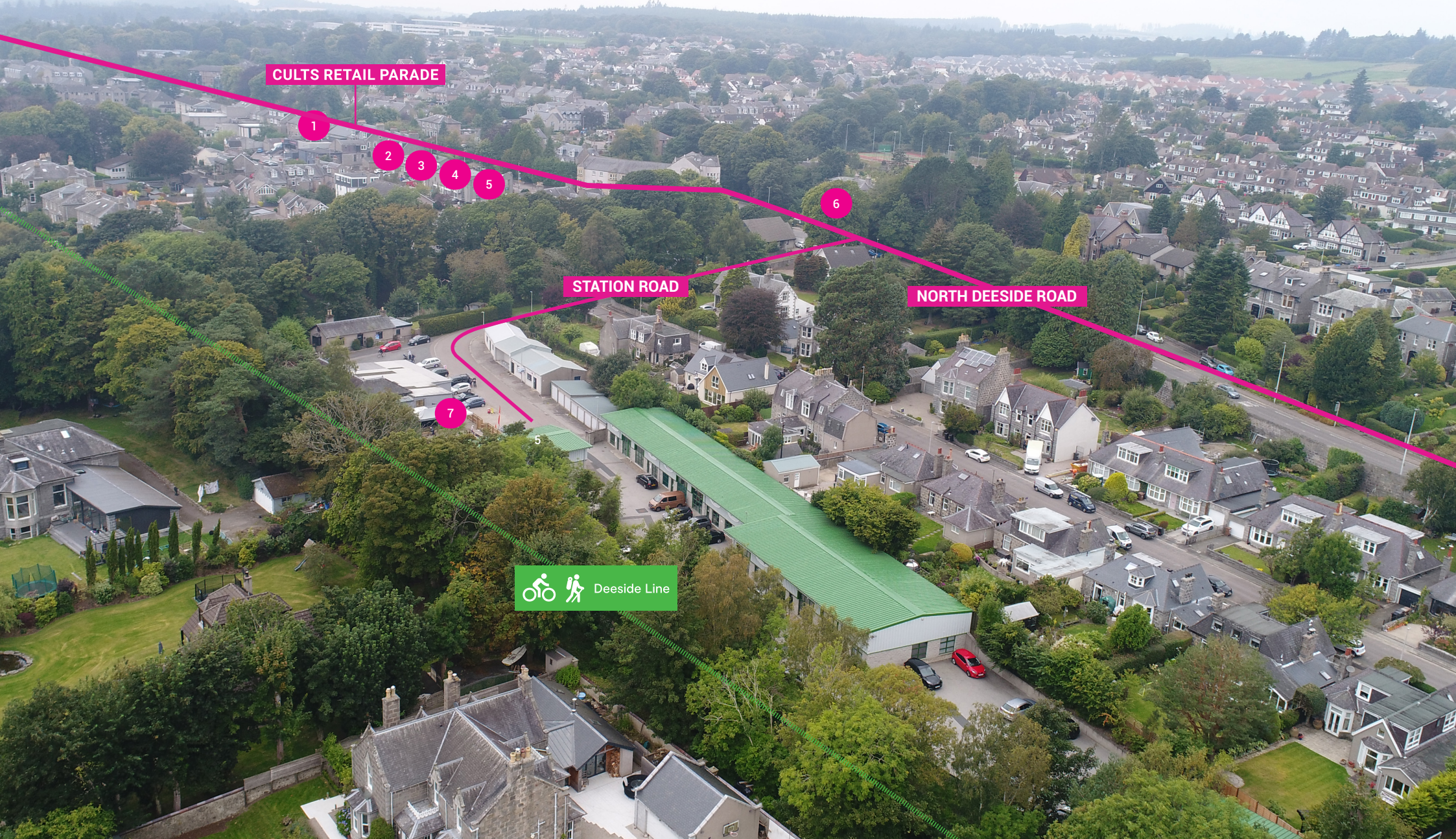
## DESCRIPTION

The development comprises a terrace of 8 single storey industrial units with a further two detached units, all with pitched roofs, communal car parking and attractive landscaping.

All the units (except units 1,2 and 10) will each provide refurbished industrial accommodation with LED lighting throughout, insulated roller shutter doors and welfare facilities being provided.

Indicative purposes only





CULTS RETAIL PARADE

1

2

3

4

5

6

STATION ROAD

NORTH DEESIDE ROAD

7

  Deeside Line

# SURROUNDING OCCUPIERS

1. 

2.   
Cults Pharmacy

3. Sainsbury's

4. 

5.   
Domino's

6.   
CULTS HOTEL

7.   
BOXCAR

# MEASUREMENT TABLE

Unit Number	sq.m	sq.ft.
1&2 WH*/Office	157.50	1,695
4 Warehouse	78.75	848
5 Warehouse	78.75	848
6 Warehouse	108.00	1,163
7 Warehouse	108.00	1,163
9 Warehouse	140.00	1,507
10 Office	139.73	1,504

\* Warehouse



Unit 9



Site Plan

NORTH DEESIDE ROAD

 Deeside Line



## UNIT 10

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Unit 10 offers refurbished office / leisure accommodation in a detached, prominent unit at the front of the Business Park. The internals of the unit provide open plan office space with carpeted floors, painted plasterboard walls, LED lighting and WC and tea prep facilities. The unit benefits from excellent natural lighting via large double glazed aluminium windows on two elevations.

Unit 10



## ADDITIONAL INFORMATION

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### Lease Terms

The accommodation is available to let on full repairing and insuring terms. Any medium-long term lease will provide for periodic rent reviews.

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### Rental

Information of the quoting rents is available on application.

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### Energy Performance Certificate

A copy of the EPC shall be available upon request.

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### VAT

All figures quoted are exclusive of VAT.

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### Rateable Value

The units require to be re-assessed but any ingoing tenant may benefit from up to 100% relief under the Small Business Bonus Scheme (SBBS).

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### Legal Costs

Each party will be responsible for their own legal expenses, together with LBTT and Registration Dues.



# CULTS BUSINESS PARK

For further information or to arrange a viewing please contact the joint letting agents:

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