

# TO LET

Saltire Business Park, Badentoy  
Avenue Portlethen AB12 4YB

- New build units
- High quality environment
- Business rates relief available
- Established industrial estate
- From 134.7sq.m (1,450sq.ft) to 1,188sq.m (12,790sq.ft)
- Ideal for a number of uses including trade counter, storage & distribution and industrial use
- Available as a whole or individually





## LOCATION

Badentoy Business Park is located some 7 miles South of Aberdeen within the commuter town of Portlethen and a short distance from the Charleston junction linking to the new A90. Badentoy Park is immediately adjacent to the A92 main arterial route North and South of the City and provides easy access to Aberdeen City Centre and the Harbour area.

The opening of the new A90 has further enhanced the Badentoy location and its accessibility to Aberdeen Airport and to all main arterial routes North and West of the City which are now within easy reach.

Saltire Business Park is a brand new development of industrial units which has recently been completed and is located in a prominent position on Badentoy Avenue. Surrounding commercial occupiers located close by include Hunting, NOV, Cameron, Schlumberger and Weir Group.

### New Industrial Units:

134.7 sq.m (1,450 sq.ft)

to 1,188 sq.m (12,790 sq.ft)

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# DESCRIPTION

The subjects provide two terraces of up to 7 self-contained high quality industrial /storage units with the following features:

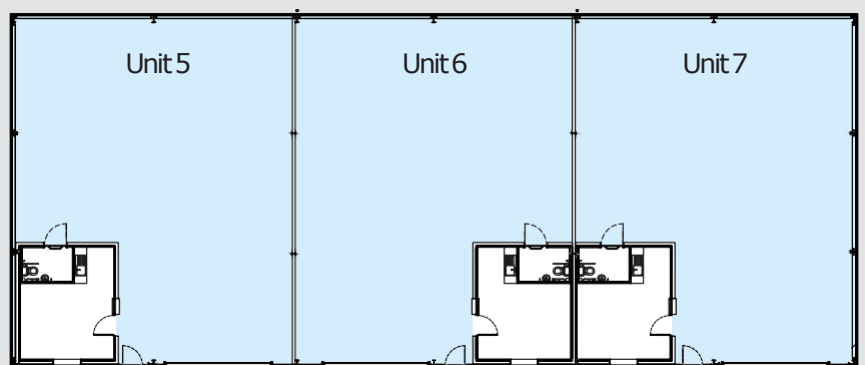
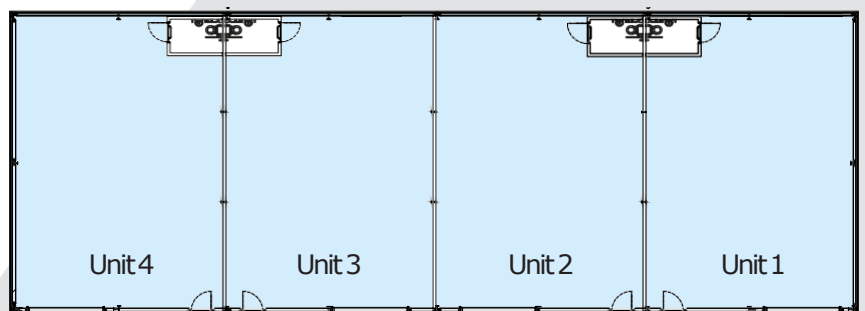
- Vehicular access via electric roller shutter door
- Separate personnel door
- Office, tea prep and WC (office within the larger units)
- Eaves height of 4.2m
- Adequate height to install mezzanine level
- LED lights throughout
- Exclusive car parking
- Generous communal turning area

# FLOOR AREAS

AREA	SQ.M	SQ.FT
Unit 1	134.7	1,450
Unit 2	134.7	1,450
Unit 3	134.7	1,450
Unit 4	134.7	1,450
Unit 5	216.4	2,330
Unit 6	216.4	2,330
Unit 7	216.4	2,330
<b>Total</b>	<b>1,188</b>	<b>12,790</b>



# FLOOR PLANS



## RENT

Units 1, 2, 3 & 4 £17,250 per annum (per unit)

Units 5, 6 & 7 £26,250 per annum (per unit)

## RATEABLE VALUE

The subjects will require to be assessed for rating purposes.

Any ingoing tenant may benefit from 100% rates relief for the first 12 months under the 'New Entry / New Build' rates relief scheme.

Interested parties should make their own enquires with the Local Authority.

## DEVELOPMENT SERVICE CHARGE

A service charge will be payable to cover costs over communal areas for repair, maintenance and utilities.

## EPC RATING

A copy of the Energy Performance Certificate is available on request.

## VAT

Any rents quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs in documenting the transaction. Any incoming tenant will be responsible for the payment of LBTT and Registration Dues.

## ENTRY

Available immediately.

## FURTHER INFORMATION

For further information please contact the letting agents.

Saltire Business Park  
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