

Unit 1&1A and Unit 7

Portlethen Industrial Estate

ABERDEEN AB12 4PG

Modern industrial units with
loading yard and parking

2,719 - 7,619 sq ft
(253 - 708 sq m)





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Aberdeen

Aberdeen is Scotland's third largest city with a population in the region of 210,000 and a catchment population of over 500,000.

The city is the energy capital of Europe and is indeed one of the most significant centres for oil and gas activity in the world. Reflecting the importance of the oil and gas industry, Aberdeen is home to a number of large multinational companies such as BP, Shell, Wood Group, Schlumberger, Aker Kvaerner, GE Vetco Group, Nexen, Apache and Talisman Energy.

Although the international gas and oil industry is the city's main economic

driver, Aberdeen does benefit from a diverse employment base including construction, education, farming, fishing, food processing, transport and professional services.

Home to Aberdeen University, Robert Gordon University has a variety of world renowned establishments, the city has a strong educational heritage which caters for approximately 30,000 students. The city boasts one of the highest number of residents educated to degree level with 43.5% of the working age population having obtained some form of degree qualification (Aberdeen City Council, January 2012).



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Situation

Portlethen Industrial Estate is a 22,531 sq ft modern multi-let industrial estate located within the commuter town of Portlethen.

Portlethen Industrial Estate is a well-established, popular business location, situated approximately seven miles south of Aberdeen.

Road transport links are excellent to both the north and south of Aberdeen via the A90 Aberdeen to Dundee trunk road which is positioned adjacent to the estate. The Aberdeen Western Peripheral Route (AWPR) will further enhance transport links to the estate, making Aberdeen Airport only a 15 minute drive away.

Portlethen has its own train station with a regular service running to Aberdeen city centre.



UNIT 1&1A

UNIT 1&1A



UNIT 1&1A



UNIT 1&1A

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Description

Portlethen Industrial Estate comprises of nine modern industrial units contained within two detached blocks, centred around a courtyard providing loading and car parking facilities.

The units are of steel portal frame construction with brick dado wall and clad insulated profile sheeting above. The roof over is pitched and similarly clad incorporating translucent light panels.

Internally, the workshop has a concrete painted floor, an eaves height of 6.4m, industrial low bay lighting and roller shutter doors providing vehicular access. The subjects benefit from 3 phase power supply.

The subject property benefit from office and WC facilities, located to the front of the units along with glazed pedestrian access doors.

Availability

Unit 1&1A		
Workshop	421.03 sq m	4,532 sq ft
Office	34.19 sq m	368 sq ft
Total	455.22 sq m	4,900 sq ft

Unit 7		
Workshop	214.04 sq m	2,304 sq ft
Office	38.55 sq m	415 sq ft
Total	252.59 sq m	2,719 sq ft



UNIT 7



UNIT 7



UNIT 7

Rateable Value

Unit 1&1A	£26,500
Unit 7	£16,500

Details of the current uniform business rates are available on request.

Any incoming occupier may benefit from rates relief under the 'Fresh Start' and Small Business Bonus schemes.

Lease Terms

Our client is willing to lease the subjects on Full Repairing and Insuring (FRI) terms for a negotiable period.

Rent

Unit 1&1A	£42,875 per annum (exclusive of VAT, payable quarterly in advance)
Unit 7	£26,510 per annum (exclusive of VAT, payable quarterly in advance)

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Service Charge

The units are subject to a service charge. Further information can be obtained upon request.

Energy Performance Certificate (EPC)

Unit 1&1A	Rating E/G
Unit 7	Rating F+

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

Viewing & Further Information

To arrange a viewing or for further information, please contact:

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