

**SURPLUS STORE/WAREHOUSE** 





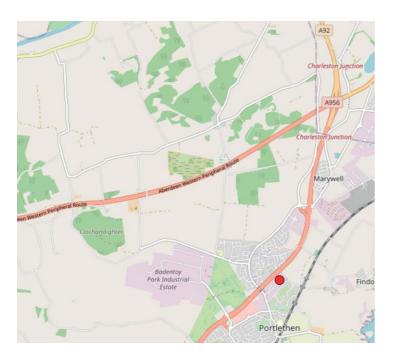
# TO LET Barclayhill Place

Portlethen, Aberdeen, AB12 4PF | 804.8 sq.m (8,663 sq.ft)



# BARCLAYHILL PLACE

PORTLETHEN, ABERDEEN, AB12 4PF





#### LOCATION

Portlethen is a well established office and industrial location situated approximately 7 miles south of Aberdeen City Centre on the A90 dual carriageway trunk road. Occupiers within Portlethen include Hunting, Ramco Oilfield Services, National Oilwell Varco UK Ltd, Schlumberger, Saltire and Baker Hughes.

#### **DESCRIPTION**

The store has a concrete floor, an eaves height of 6m, vehicular access via an electric access door, high bay lighting and an air line. Shared toilet facilities are available.

## **YARD**

Tarmac surfaced and floodlit yard space can also be made available on terms to be agreed.

#### RENT

From £6.00 per sq.ft excluding rates and utilities etc.

RATEABLE VALUE	£54,000 effective 1 April 2017.	
RATES DETAIL	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.	
LEASE TERMS	Flexible lease terms are available.	
EPC	An EPC is available on request.	
VAT	The rent is exclusive of VAT.	
LEGAL COSTS	Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.	
ENTRY	By arrangement subject to the conclusion of legal formalities.	
FLOOR AREA	Calculated on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition):-	
TOTAL	804.8 sq.m	8,663 sq.ft

# **VIEWING & OFFERS**

All offers should be submitted in writing to the sole agent.

### **GRAEME WATT**

- t. 01224 597533
- e. graeme.watt@fgburnett.co.uk

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