



SURPLUS STORE/WAREHOUSE



**FG Burnett**



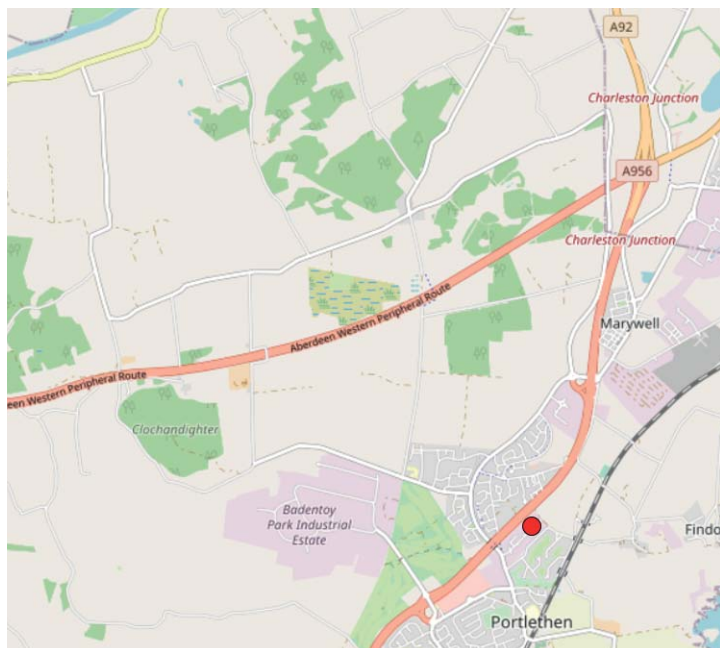
TO LET  
**Barclayhill Place**

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

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To request a viewing call us on 01224 572661

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## 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 incoming 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 incoming 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):-

<b>TOTAL</b>	<b>804.8 sq.m</b>	<b>8,663 sq.ft</b>
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## VIEWING & OFFERS

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

### GRAEME WATT

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