



NEW BUILD BUSINESS UNITS WITH CAR PARKING



FG Burnett

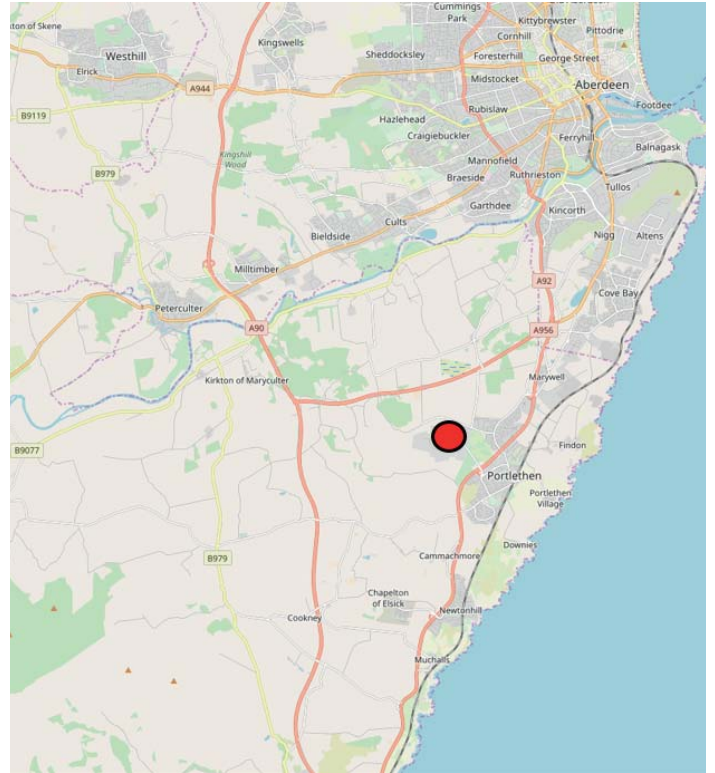
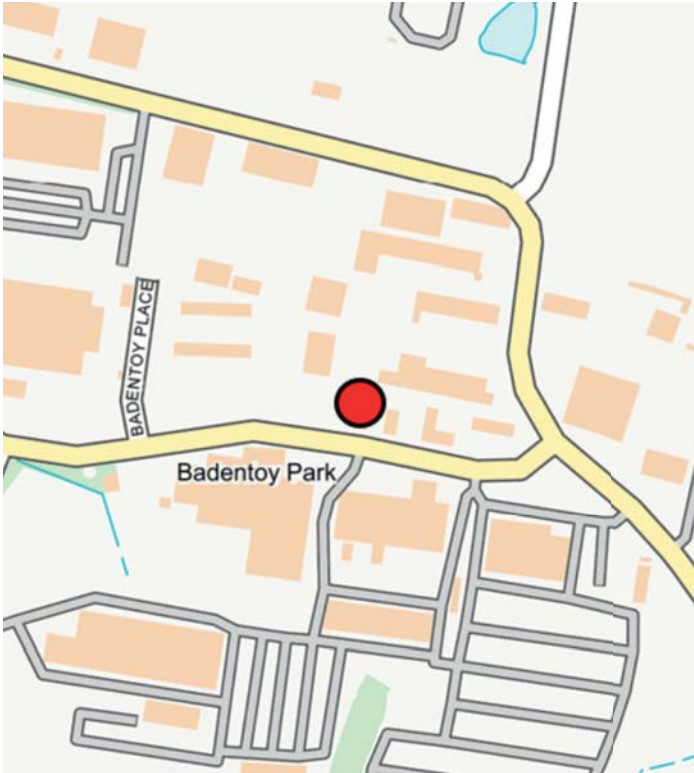


TO LET
Saltire Business Park

Badentoy Avenue, Portlethen, AB12 4YB |
From 134.7 sq.m (1,450 sq.ft) – 1,188 sq.m (12,790 sq.ft)

To request a viewing call us on 01224 572661

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NEW BUILD BUSINESS UNITS WITH CAR PARKING

LOCATION

Badentoy Business Park is located some 7 miles North of Aberdeen within the commuter town of Portlethen and a short distance from the Charleston junction link linking the newly opened Aberdeen Western Peripheral Route (AWPR).

Badentoy Park is immediately adjacent to the A90 main arterial route South and North of the City and provides easy access to Aberdeen City Centre and the Harbour area. The AWPR further enhances 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 closely include Hunting, NOV, Cameron, Schlumberger and Weir Group.

DESCRIPTION

The subjects offer two separate terraces of business units. The units are constructed of a steel framework overlaid in metal profile sheeting featuring a pitched roof design.

- Vehicular access 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
- Car parking to front of units
- Generous communal turning area

FLOOR AREAS

The following approximate gross internal floor areas have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Unit 1	134.7 sq.m	1,450 sq.ft
Unit 2	134.7 sq.m	1,450 sq.ft
Unit 3	134.7 sq.m	1,450 sq.ft
Unit 4	134.7 sq.m	1,450 sq.ft
Unit 5	216.4 sq.m	2,330 sq.ft
Unit 6	216.4 sq.m	2,330 sq.ft
Unit 7	216.4 sq.m	2,330 sq.ft
Total	1,188.0 sq.m	12,790 sq.ft

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 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.

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 now.





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VIEWING & OFFERS

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



GRAEME NISBET

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