



AVAILABLE TO LET

## Badentoy House

Badentoy Avenue, Portlethen, Aberdeen, UK AB12 4YD



**FG Burnett**

Office for rent, 1,831 - 5,461 sq ft, p.o.a

To request a viewing call us on 01224 572661

For more information visit <https://realla.co/m/37975-badentoy-house-badentoy-avenue>

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## TO LET - Offices with storage and 17 clear parking spaces

Badentoy House is situated on Badentoy Avenue in the heart of Badentoy Business Park, in Portlethen. The property is currently configured to provide a series of office and meeting rooms, albeit is subject to a refurbishment which will return the property to predominantly open plan format. In addition there is a small rear warehouse which provides forklift access via a roller shutter door.

Whilst it is the landlord's preference to let the building as a whole, consideration will be given to splitting the accommodation subject to compliance with the appropriate fire regulations.

### Highlights

- Detached office building in established business location
- Small warehouse with forklift access provides good storage facilities
- Undergoing refurbishment to create predominantly open plan office accommodation
- 17 clear parking spaces with potential for further parking in tandem arrangement
- Flexible lease terms available.

### Property details

<b>Rent</b>	P.O.A
<b>Rateable value</b>	£87,000
<b>Building type</b>	Office
<b>Available from</b>	03/12/2018
<b>Sizes</b>	1,831 to 5,461 Sq ft
<b>VAT charges</b>	Payable at the prevailing rate
<b>EPC category</b>	E

Unit	Floor	Size sq ft	Notes	Status
Offices	Ground	3,799		Available
Offices	First	871		Available
Warehouse	Ground	790	includes warehouse mezzanine of 28.3 sq.m. (305 sq.ft)	Available
Limited Use	All	101		Available
<b>Total</b>		<b>5,561</b>		

### More information

[Visit microsite](#)

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### Contact us

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Strictly through the sole letting agents