



TO LET / WAREHOUSE WITH ANCILLARY OFFICES + SECURE CONCRETE YARD

BADENTON CRESCENT / PORTLETHEN / ABERDEENSHIRE / AB12 4YD

2,029.4 SQ.M / 21,845 SQ.FT APPROX.

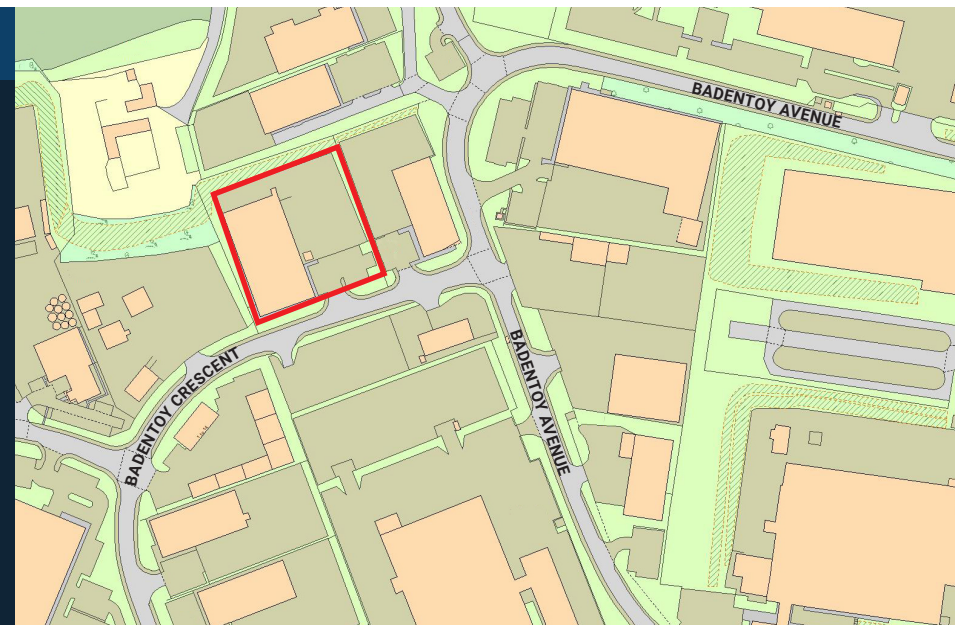




BADENTOY CRESCENT / PORTLETHEN / ABERDEENSHIRE / AB12 4YD

LOCATION /

The subjects are situated on Badentoy Crescent within the heart of the well established Badentoy Park, Portlethen, approximately eight miles South of Aberdeen Harbour/city centre. Road communications are excellent via the A90 both North and South, whilst the new Aberdeen Western Peripheral Road (AWPR) provides easy access to the West, with Aberdeen International Airport only a 15 minute drive. There are also regular bus services from the city centre serving Badentoy. Neighbouring occupiers include Schlumberger, KCA Deutag, One Subsea and Hunting. Portlethen 18 hole golf course and the Brewers Fayre Restaurant/Premier Inn Hotel are within walking distance of the unit. Various retail and restaurant establishments are located within nearby Portlethen, including an ASDA superstore.





DESCRIPTION /

The subjects comprise a detached warehouse unit with integral two storey offices on a large site with secure concrete yard and associated car parking, allowing for 20 vehicles plus disabled spaces. The unit is of steel portal frame construction with concrete block walls and concrete floor throughout. There is a pitched insulated clad roof incorporating translucent sheeting for natural lighting. Artificial lighting in the warehouse is provided by hi-bay sodium fitments and heating is via gas blower heaters. Three phase power is available. Vehicular access is provided by two roller doors on the east elevation. Eaves height is approximately 6 metres. A series of individual rooms have been created on the east side of the warehouse, comprising workshop/lab accommodation, works canteen, and workshop offices.

The two storey office element provides a central reception on ground floor, together with a mixture of open plan and cellular offices together with generous kitchen/staff facilities. Male and female toilet accommodation is provided on both ground and first floor level. The offices are well appointed and have carpeted floors, painted walls and suspended ceilings. Artificial lighting is provided by flush fluorescent light fitments and heating is provided by a series of wall mounted radiators.

FLOOR AREAS /

The floor areas, as detailed in the lease, calculated on a gross internal basis (GIA), in line with the RICS Code of Measuring Practice (Sixth Edition) are as follows:

Description	SQ.M	SQ.FT
Offices	683.19	7,354
Workshop	98.19	1,057
Warehouse	1,248.02	13,434
TOTAL	2,029.4	21,845
Yard	1,232.45 sq.m / 1,474 sq.yds approx.	





/ WAREHOUSE
/ OFFICES
/ YARD

Chubb
United Technologies



LEASE TERMS

Our clients are seeking to assign or sub-let the unexpired term of their lease which subsists until 27 September 2026, subject to a tenant's break option as at 27th September 2021. The lease is held on full repairing and insuring terms and the rent passing is £230,000 per annum exc. In the event of the tenant not exercising the break option, the lease provides for a rent review in September 2021.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll as follows;
Rateable Value : £198,000
The incoming occupier will have the right to appeal this assessment.

EPC

The subjects have the following EPC rating of 'E'.

ENTRY

Immediate, upon completion of legal formalities.

VAT

All prices, rent and premiums quoted are exclusive of VAT, that may be applicable.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration dues, as applicable.

**GRAHAM
SIBBALD**
01224 625 024
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VIEWING + OFFERS

Please contact the sole agents for viewing arrangements, to whom all formal offers should be submitted in Scottish legal form.



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IMPORTANT NOTICE

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