



TO LET / FOR SALE

On behalf of **GSS DEVELOPMENTS**



Extensively Refurbished Industrial Unit with Offices & Secure Yard

Badentoy Crescent, Badentoy Business Park, Portlethen, Aberdeen, AB12 4YD

- Available to lease or purchase
- Immediate occupation
- Open plan office space
- Large concrete surfaced yard area

To arrange viewing or for more information, please contact:

Ryden

Ryden LLP

25 Albyn Place, Aberdeen AB10 1YL

T: 01224 588866

E: paul.richardson@ryden.co.uk

E: daniel.stalker@ryden.co.uk

Location:

Located in the heart of the well-established Badentoy Business Park in Portlethen and approximately eight miles south of Aberdeen City Centre, this prime commercial property includes industrial unit, modern offices, warehouse and secure concrete yard.

Road links are excellent via the A90 both north and south, whilst the Aberdeen Western Peripheral Route (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 Business Park.

Neighbouring occupiers include Schlumberger, KCA Deutag, One Subsea, Hunting, Ramco Tubulars, Aker, and National Oilwell Varco. Various retail and restaurant establishments are located within nearby Portlethen, including Asda Superstore, B&M and Aldi.

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 with concrete block walls and concrete floor throughout.

There is a pitched insulated clad roof, incorporating translucent roof lights for natural lighting. Artificial lighting in the warehouse is provided by LED fitments and heating can be provided 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 7 metres.

The two storey office element provides a central entrance on ground floor together with open plan offices and generous kitchen and staff welfare facilities. Male and female toilet accommodation is provided on both ground and first floor level and seperate workshop toilet and kitchen is available.

The offices are well appointed and have carpeted floors, painted walls and suspended ceilings. Artificial lighting is provided by LED fitments and heating is provided by a series of wall mounted radiators which are served by a gas fired boiler.

Floor Areas:

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

Offices:	683.19 sq m	7,354 sq ft
Warehouse:	1,341 sq m	14,437 sq ft
Total:	2,024 sq m	21,791 sq ft
Yard:	1,232.45 sq m	1,474 sq yds





Lease Terms

The premises are available on full repairing terms for a term to be agreed. Any medium/long term lease will provide for periodic upward only rent reviews.

Price:

Upon Application

Rateable Value:

The subjects are entered in the current Valuation Roll, as follows:

NAV/RV: £198,000

The incoming occupier will have the right to appeal this assessment.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of C.

A copy of the EPC and Recommendations Report can be made available upon request.

Entry:

Immediate, upon completion of legal formalities.

VAT:

All prices, rents and premiums quoted are exclusive of VAT, if applicable.

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any LBTT and registration dues, if applicable.

Viewing & Further Information:

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