INDUSTRIAL / TO LET

LANDED.
Real Estate

Knight Frank

Unit 2 Badentoy Avenue

Aberdeen, AB12 4YB

808.34 sq m (8,658 sq ft)



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Location

Badentoy Industrial Estate is situated approximately 6 miles south of Aberdeen City Centre adjacent to the commuter town of Portlethen.

Badentoy Industrial Estate was largely developed in the 1990s and then extended to the north in the early 2010s. It is therefore one of the most modern industrial estates in the Aberdeen area and provides a mix of industrial and office properties. The subjects are located on the north side of Badentoy Avenue which forms the principal access road through the estate.

Local amenities at Portlethen include an Asda Superstore and a retail park. The town is well served by public transport with bus and rail links to / from Aberdeen City Centre.

Travel Distances:

- A90 Junction – 0.8 miles / 2 minutes
- Charlestown AWRP Junction – 3.1 miles / 4 minutes
- Port of Aberdeen– 7.8 miles / 13 minutes
- Aberdeen City Centre– 7.1 miles / 12 minute



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Description

The subject comprises part of a detached steel portal frame building off a concrete floor with profiled metal sheet cladding, which has been split into several bays across two levels. One of the partition walls will be removed within Unit 2 to create a large open plan workshop.

Unit 2 benefits from the following specification:

- 6.5 metre eaves height
- 9.0 metre apex height
- 3 phase power
- 3 no. electric roller shutter doors (h: 5.40m, w: 5.80; h: 4.80, w: 5.80)
- office accommodation and staff welfare
- mezzanine
- concrete yard with the potential to secure.
- chemical interceptor



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Accommodation

The premises extend to the following gross internal floor areas:

Unit 2

Demise	Sq M	Sq M
Warehouse	634.84	6,834
Office	50.21	540
Mezzanine	119.29	1,284
TOTAL	**804.34**	**8,658**
Concrete Yard	**3,245**	**34,925**

A further 113 sq. m. (1,212 sq. ft.) of workshop space with a 10 tonne crane is available via separate negotiations.

Additional yard space is also available should an incoming occupier require further accommodation.





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Rental

£90,000 per annum

All rents quoted are exclusive of VT and are payable quarterly in advance

Lease Terms

The property is available on a new Full Repairing and Insuring lease

Rateable Value

The property forms part of a larger entity and will require to be reassessed

An estimate on the rates payable can be provided upon request

Entry

Immediate upon conclusion of missives.

Energy Performance Certificate

Further information is available upon request.

Anti Money Laundering

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding







Viewings & Offers

For further information or viewings please contact the joint letting agents:

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