

TO LET / FOR SALE
UNIT A1

BANKHEAD DRIVE, CITY SOUTH BUSINESS PARK
PORTLETHEN, AB12 4XX

360m² / 3,876sqft
14 CAR PARK SPACES

The Place to do
BUSINESS





LOCATION

City South is a prime location to the south of Aberdeen, around 5 miles from the city centre. City South benefits from excellent road connectivity and prominence and can be directly accessed via the A92.

- A range of high quality pavilions ready for occupation
- Suitable for Office, Retail, Nursery or Gym use
- 2 minute walk to Euro Garages;
 - filling station, convenience retail and pizza outlet open now
 - two drive-thru's coming soon

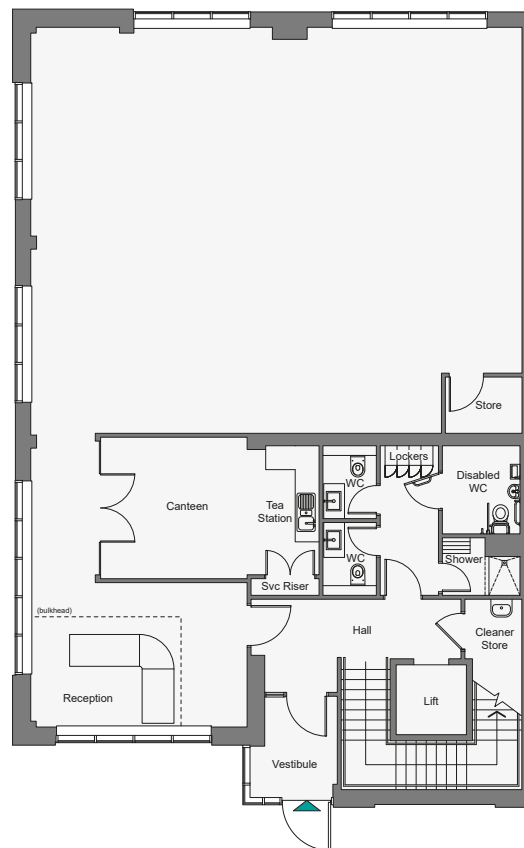
ACCOMMODATION

Unit A1 is a semi-detached office pavilion prominently located at the entrance to City South, adjacent to the KCA Deutag HQ.

The building is available to let as a whole or on a floor by floor basis.

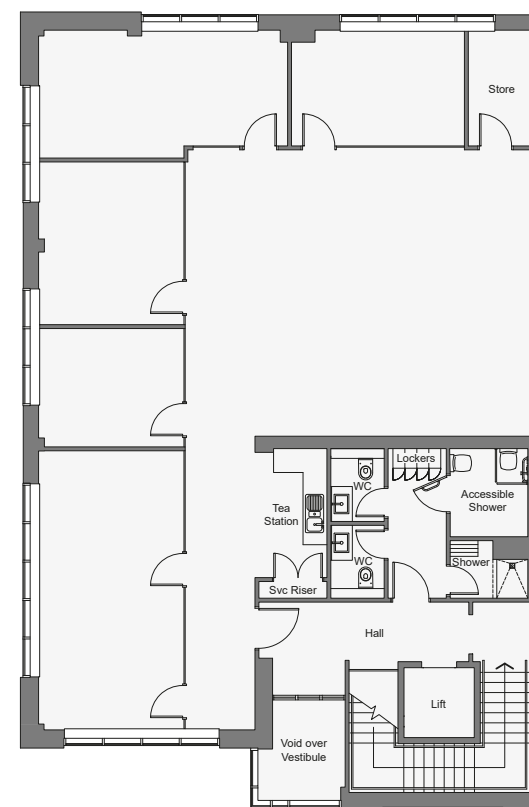
FLOOR	AREA (Sq. M.)	AREA (Sq. Ft.)	CAR PARKING
Ground	180	1,938	7
First	180	1,938	7
TOTAL	360	3,876	14

FLOORPLANS



A1 GROUND FLOOR

Gross	Net
238m ² / 2,562sqft	180m ² / 1,938sqft



A1 FIRST FLOOR

Gross	Net
232m ² / 2,497sqft	180m ² / 1,938sqft



SPECIFICATION

All pavilions at City South are designed to the highest quality with a focus on sustainability, efficiency and occupier comfort. The layout and specification of the pavilions can be tailored to suit the end user, whether this be office, gym, nursery or retail.

Office finishes include:

- High quality external design
- Feature Double Height Entrance
- High speed passenger lift
- Flexible VRF comfort cooling system
- Raised Access Floors
- Luxury Finishes to WC and Shower
- Superfast Broadband connection available
- EPC 'B'



TERMS

Unit A is available to lease or purchase;

Rental: £15 per sq.ft. with attractive incentive package

Purchase Price on application

VAT

All prices and rents quoted are exclusive of VAT.

BUSINESS RATES

The Rateable Value effective from 1 April 2023 is £61,000.

RATES DETAIL

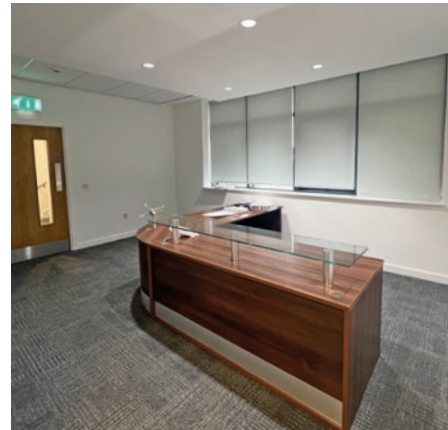
Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

ANTI-MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, the selling agents are required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and the selling agent will undertake the necessary 'Know Your Client' identity checks, to satisfy AML requirements when Heads of Terms are agreed.

VIEWING & FURTHER DETAILS

Please contact the joint agents to discuss your interest further or to arrange a viewing at City South.





BUILDING	SQ.FT.	SQ.M.	PARKING
A1	3,876	360	14
B	15,615	1,451	49
C	5,488	510	20

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citysouthaberdeen.com

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