CITY SOUTH

BANKHEAD DRIVE
PORTLETHEN AB12 4XX
citysouthaberdeen.com

BUSINESS UNITS FOR SALE / LET FROM 850 - 2,000 SQ.FT.

dandara

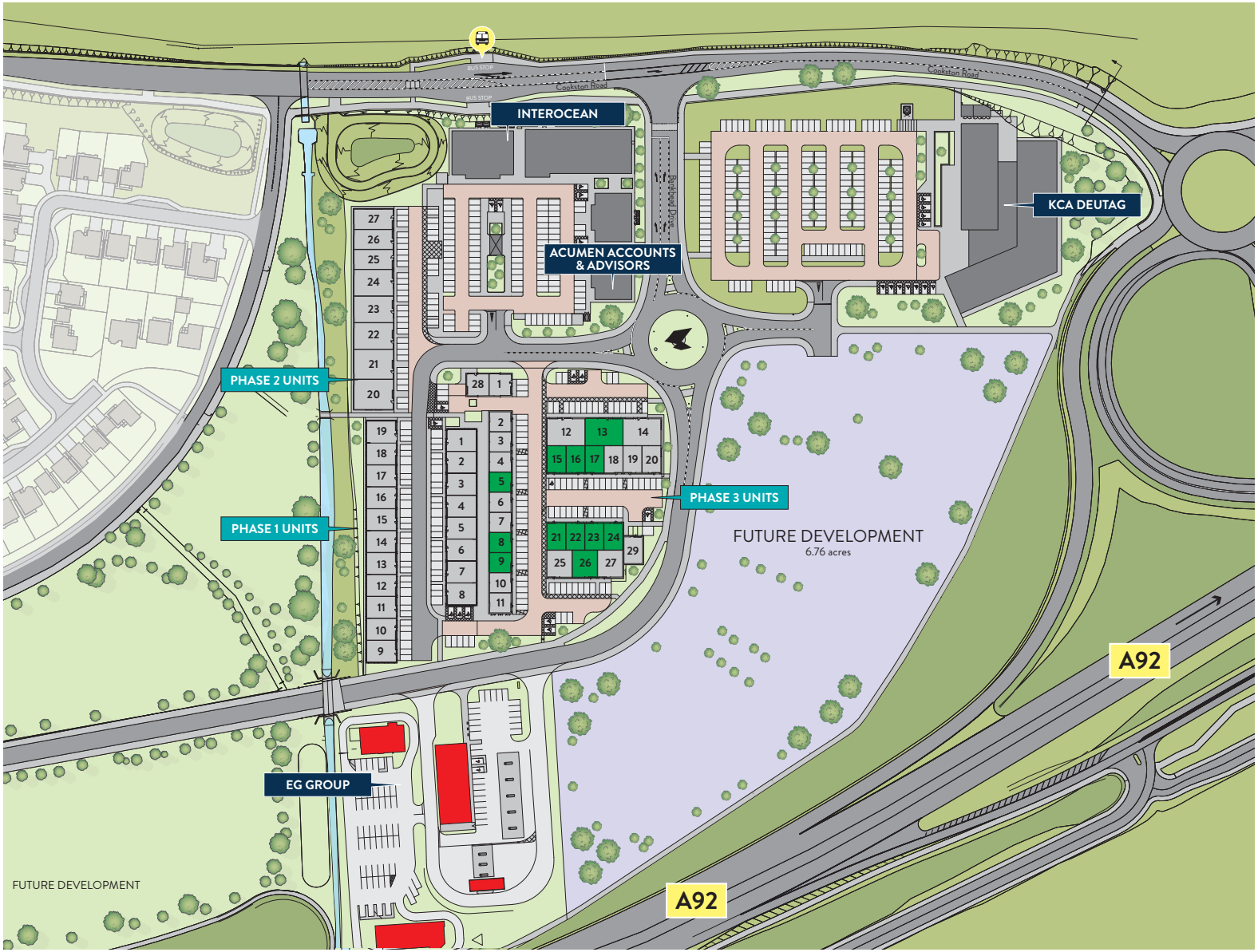
Location

City South is a prime business location to the south of Aberdeen, around 5 miles from the city centre and benefits from excellent road connectivity with direct access via the A92 and a 2 minute drive to the southern junction of the Aberdeen Western Peripheral Route (AWPR).

- AWPR - 2 mins
- Altens - 7 mins
- City centre - 16 mins
- South Harbour - 15 mins
- Westhill/Kingswells - 16 mins
- Dyce / Aberdeen Airport - 23 mins

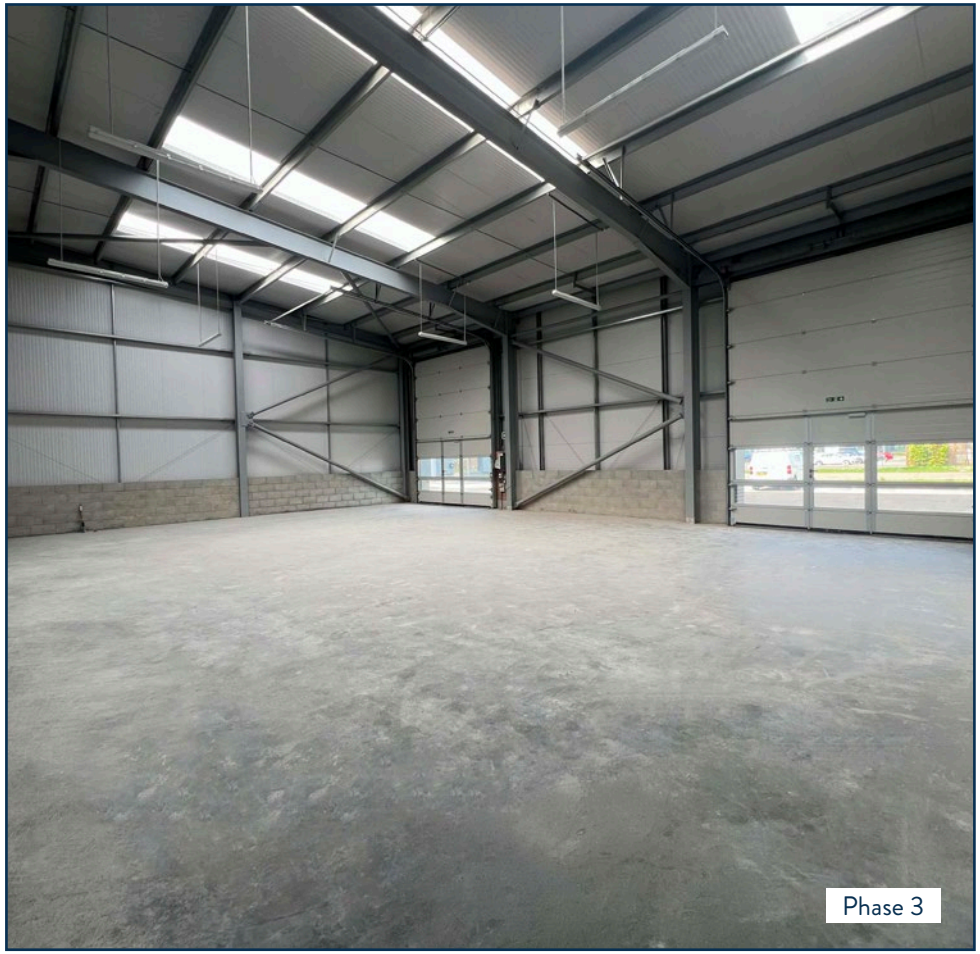
Site Plan

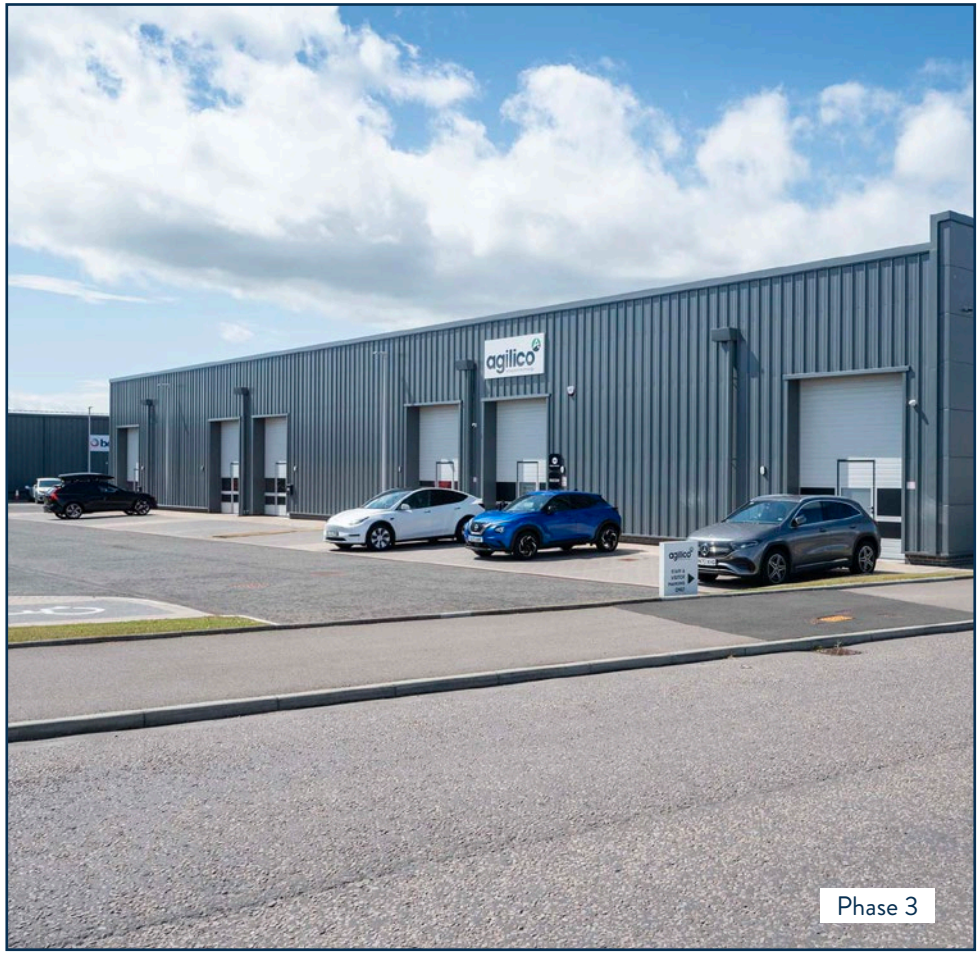
PHASE 3 LAST REMAINING UNITS	
PLOT	SIZE (sq.ft)
5	850
8	850
9	850
13	2,000
15	1,000
16	1,000
17	1,000
21	1,000
22	1,000
23	1,000
24	1,000
26	1,330



High Quality Business Units

- Sizes from 850sq.ft to 2,000sq.ft.
- Units can be combined to create larger units if required.
- Class 4 Use, with alternative uses potentially permitted subject to planning.
- Allocated parking spaces.
- Steel framed construction with concrete slab flooring.
- Three phase power supply.
- Ready for tenant fit out.





PRICES

From £145,000 + VAT / Rent on Application.

BUSINESS RATES

The ingoing occupier will benefit from 100% rates relief for the first 12 months under the 'New Entry/New Build' rates relief scheme. In addition occupiers may also qualify for further relief beyond this period under the Small Business Rates Relief Scheme. Interested parties should make their own enquiries with the Local Authority.

SERVICE CHARGE

A service charge will be payable for the upkeep, repair and maintenance of the common parts of the business units and the Business Park as a whole. Further information can be provided on request.

ANTI-MONEY LAUNDERING (AML)

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

ENTRY

Available on conclusion of legal missives.

ENERGY PERFORMANCE CERTIFICATE

EPC A/ A+ Further information is available on request.

VIEWING & FURTHER DETAILS

Please contact the joint marketing agents.

FG Burnett

Graeme Nisbet
Email: graeme.nisbet@fgburnett.co.uk
Tel: 01224 597532
Mob: 07900 205206

Adam Martin
Email: adam.martin@fgburnett.co.uk
Tel: 01224 597527
Mob: 07709 404543

Knight Frank

Matthew Park
Email: matthew.park@knightfrank.com
Tel: 01224 415 951
Mob: 07810 599964

Eric Shearer
Email: eric.shearer@knightfrank.com
Tel: 01224 415 948
Mob: 07712 868594

dandara

Claire Bathgate
Email: cbathgate@dandara.com
Tel: 01224 713 713

DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for City South. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished project. This document does not form part of any contract, nor does if form any representation or warranty in relation to the Developer, its Employees, Agents or to City South. Prices and details correct at time of print.