

# Ryden

## TO LET/ MAY SELL

**MODERN INDUSTRIAL UNIT WITH  
OFFICES & SECURE YARD**  
1,102 SQ M (11,868 SQ FT)



**UNIT B**  
**BADENTOY AVENUE**  
**PORTLEHEN**  
**ABERDEEN**  
**AB12 4YB**

**MODERN DETACHED  
INDUSTRIAL BUILDING**

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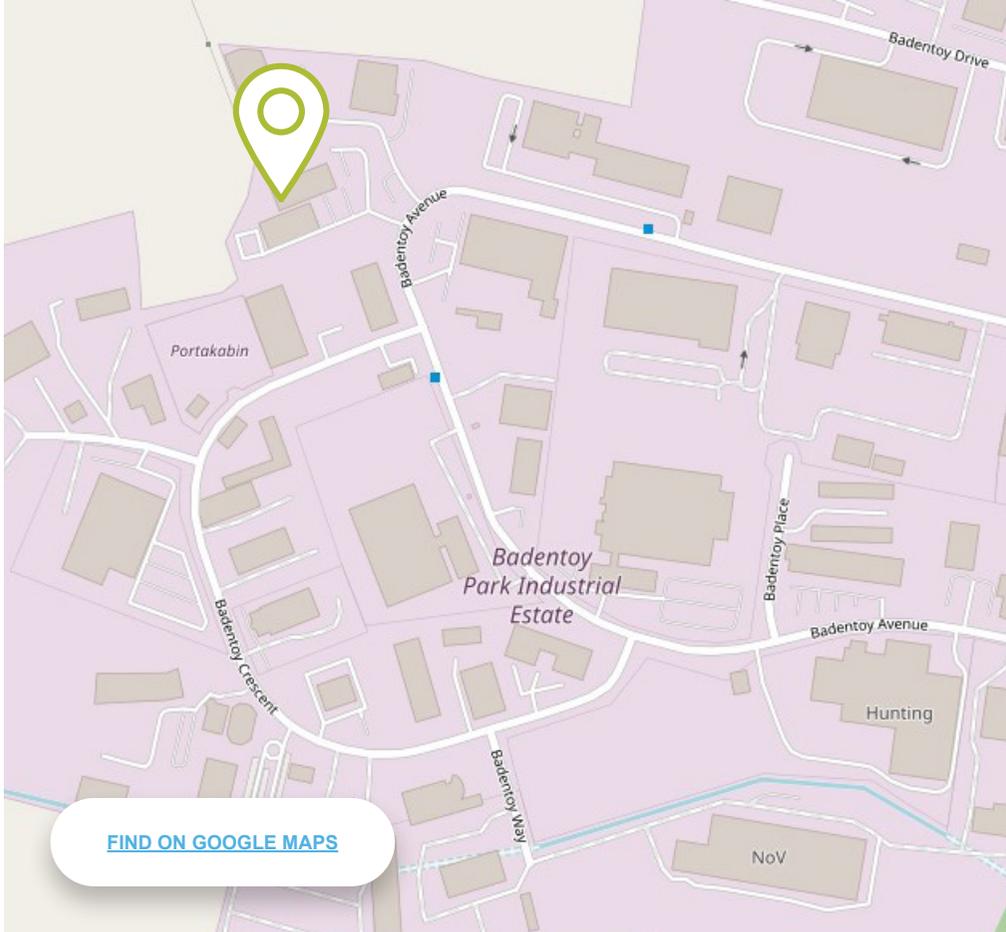
**15 TONNE OVERHEAD CRANE**

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**EASY ACCESS TO THE  
NORTH & SOUTH VIA  
THE NEARBY A90 DUAL-  
CARRIAGEWAY/AWPR**

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## LOCATION

The subjects lie to the western side of Badentoy Avenue within Badentoy Park, Portlethen. With development at Badentoy largely taking place during the 1990's and 2000's, Badentoy Park is one of the most modern industrial estates in the Aberdeen area. It is situated approximately 7 miles to the south of Aberdeen City Centre and provides easy access to the north and south via the nearby A90 dual-carriageway.

Badentoy Park has proved extremely popular with occupiers involved in the oil services industry, such as Hunting Oilfield Services, National Oilwell, OneSubsea, Downhole Products, Stauff and Baker Hughes.

## DESCRIPTION

The premises comprise a modern detached industrial unit providing warehouse accommodation, offices and secure yard and parking facilities on a site which is generally rectangular shaped. The warehouse is of steel portal frame construction with concrete floors, concrete blockwork walls to dado height with profile metal sheet cladding above, all under a pitched metal sheet clad roof. The eaves height is approximately 7 metres and access to the warehouse and yard areas is provided via two electrically operated steel roller shutter doors. Lighting is provided in the warehouse by high-bay sodium fittings. The warehouse also benefits from a 15 tonne overhead crane.

The office accommodation is on ground floor level and comprises a mixture of open plan and cellular office rooms with staff welfare and toilet facilities. There is a mezzanine storage floor directly above the offices.

Secure car parking for 25 cars is located directly to the front of the premises. The property also benefits from an excellent secure concrete surfaced yard.

## EPC

The subject has an EPC Rating of A. A copy of the EPC and the Recommendations Report can be provided upon request.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate gross internal areas, to be as follows:

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	796	8,568
OFFICES	153	1,650
MEZZ STORAGE	153	1,650
<b>TOTAL</b>	<b>1,102</b>	<b>11,868</b>
<b>USEABLE YARD</b>	<b>1,819</b>	<b>19,583</b>

## RATEABLE VALUE

Workshop etc -

NAV/RV: £108,000 effective 01 Apr 2023.

## RENT / PRICE

Upon application.

## LEASE TERMS

The landlord is seeking to lease the premises on a medium to long term lease. Any lease will provide for periodic upward only rent reviews.

## LEGAL COSTS

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

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

**BADENTOY PARK  
IS ONE OF THE  
MOST MODERN  
INDUSTRIAL  
ESTATES IN THE  
ABERDEEN AREA.**







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**MODERN**  
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**1,102 SQ M**  
**(11,868 SQ FT)**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. July 2024

