CULTS BUSINESS PARK

Station Road, Cults
Aberdeen, AB15 9PE

High quality commercial units situated within a well established business park providing space that works for you. Units Available from 845sq.ft to 1,690sq.ft.



ONLY 2 UNITS REMAINING

LOCATION

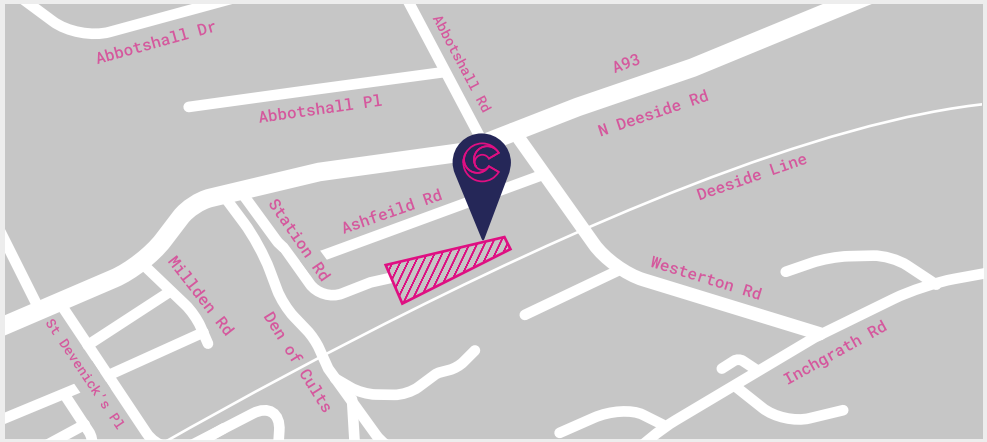
The subjects are situated in Cults Business Park, Cults, which is accessed from Station Road, off North Deeside Road and provides excellent access to local amenities. The business park benefits from being only 5 miles west of Aberdeen city centre.

Cults is a well-established residential area of Aberdeen. It has benefitted from its proximity to the Aberdeen Economy and enjoys a best of both luxury with the rural lifestyle accompanied with advantages less than 15 minutes drive away. The popular recreational Deeside Way line is immediately adjacent.

Occupiers in close vicinity include; Boxcar Coffee (immediately next door), Costa Coffee, Dominos, Subway, Tesco Express, Sainsburys, Cults Pharmacy, The Cults Hotel, Spark Medical and Parley Commodities Limited.

Occupiers within the business park include; Mackinnons Solicitors, Motorwerks, Revive Health and Fitness and Cross Fit SAR.

The exact location of the property is shown on the street plan provided.



DESCRIPTION

UNIT 3

Unit 3 is currently a studio with a small office and wc.

UNIT4

Units 4 offers versatile warehouse accommodation with WC facilities, ideal for a range of commercial occupiers.





Unit 3

MEASUREMENT TABLE

Unit No.	Unit type	sq.m	sq.ft.
UNIT 3	Warehouse	78.5	845
UNIT 4	Warehouse	78.5	845



Unit 4



Site Plan



UNIT 3

Unit 3 offers refurbished accommodation with the main terrace of units within the Business Park. The internals comprise of a suspended ceiling with inlaid LED light fitting, painted plasterboard walls, timber flooring throughout with vinyl being noted to the WC and tea prep area.



UNIT 4

Unit 4 offers a refurbished commercial unit with a up and over vehicle door a glazed curtain wall with access being provided by a glazed pedestrian door to the front of the unit. The internals of the unit provide warehouse space with LED lighting. The unit has been fitted with an accessible wc.

ADDITIONAL INFORMATION

Lease Terms

The accommodation is available to let on full repairing and insuring terms. Any medium-long term lease will provide for periodic rent reviews.

Rental

Information of the quoting rents is available on application.

Energy Performance Certificate

A copy of the EPC shall be available upon request.

VAT

All figures quoted are exclusive of VAT.

Rateable Value

The subjects are currently entered in the Assessor's Valuation Roll as stated within the table below.

Premises	Rateable Value	Benefit schemes potentially available
Unit 3	£12,500 effective from 1st April 2026	May benefit from Small Business Bonus Scheme.
Unit 4	£8,300 effective from 1st April 2026	May benefit from Small Business Bonus Scheme.

Legal Costs

Each party will be responsible for their own legal expenses, together with LBTT and Registration Dues.

For further information or to arrange a viewing please contact the joint letting agents:

Ryden.co.uk

Paul Richardson
07789 986 141
Paul.Richardson@ryden.co.uk

Erin Chessor
07570 382 544
Erin.Chessor@ryden.co.uk

GRAHAM SIBBALD

Chris Ion
07717 425 298
Chris.Ion@g-s.co.uk

Shona Boyd
07741 314 188
Shona.Boyd@g-s.co.uk

CULTS BUSINESS PARK