FOR SALE / MAY LET

SITE B

BADENTOY CRESCENT

Badentoy Industrial Estate | Portlethen AB12 4YD

SECURE INDUSTRIAL SITE EXTENDING TO 1.60 ACRES



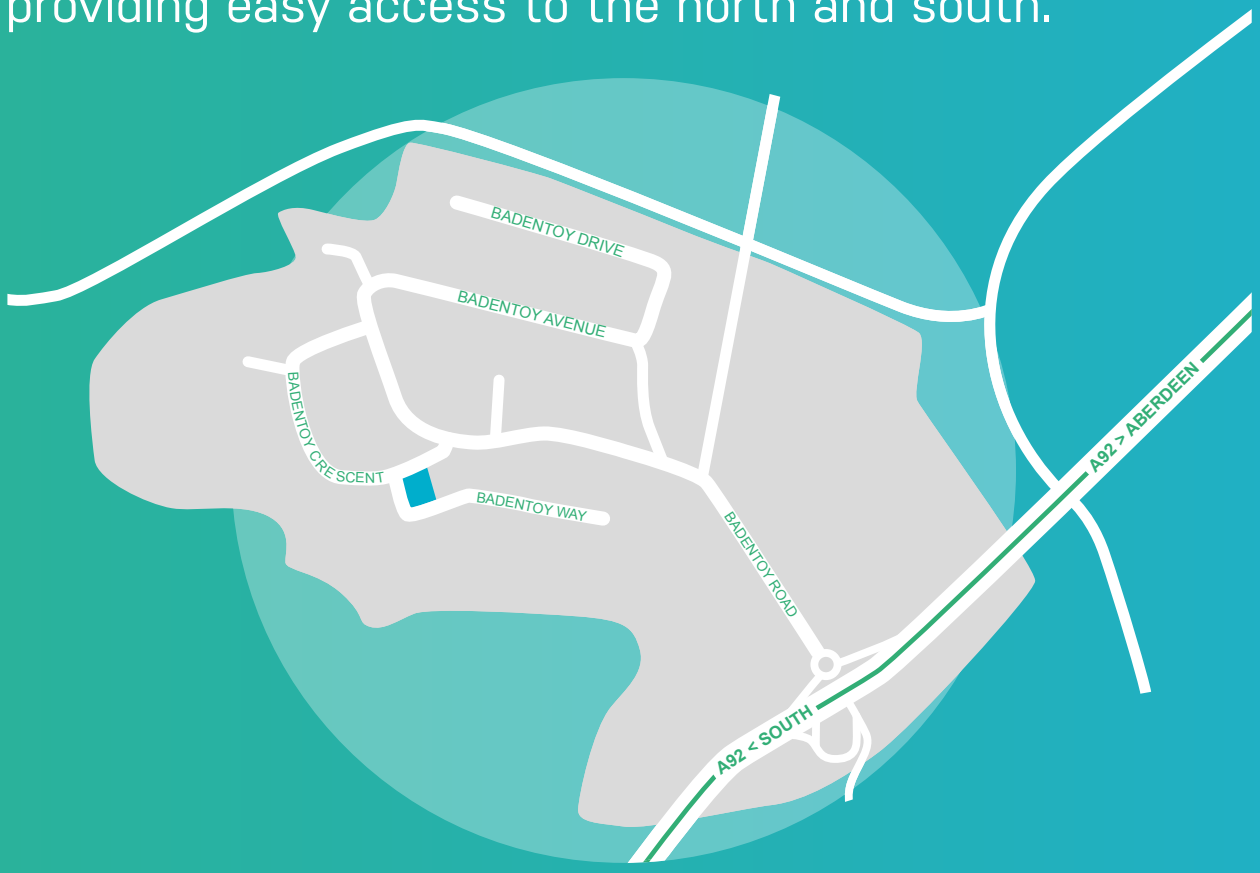
Badentoy Industrial Estate

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BADENTOY ROAD

LOCATION

Badentoy Park is situated c. six miles south of Aberdeen, adjacent to the commuter town of Portlethen. Badentoy benefits from excellent access to the A92 which connects directly to the A90 providing easy access to the north and south.



The site is located the south of Badentoy Crescent near its southmost junction with Badentoy Avenue. Surrounding occupiers include, NOV, Hunting Energy Services, Cameron One Subsea, Schlumberger, Saltire Energy, KCA Deutag and DPD.

DESCRIPTION

The secure site, extending to 1.60 acres, occupies a corner spot with visibility from both Badentoy Crescent and Badentoy Way which provides access to the site. The site was most recently used as a pipe storage yard, however, lends itself to various potential uses or development and redevelopment opportunities. Interested parties should make their own enquiries with Aberdeenshire Council Planning Department.

The hardcore surfaced yard is secured by fencing around the perimeter of the site and benefits from a gated entrance.

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RATEABLE VALUE

The site has a Rateable Value of £37,000, effective from 1st April 2023. Any new purchaser will have the right to appeal this assessment.

TENURE

Heritable Interest (Scottish equivalent of English Freehold).

PRICE

Price on application.

RENT

The landlord will give consideration to leasing the site. Terms available on request.

VAT

All prices quoted in the schedule are exclusive of VAT.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with AML regulations the successful purchaser will be required to satisfy the vendor on the source of funds to purchase the site / opportunity.

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.



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FURTHER INFORMATION

For further information, or to arrange a viewing, please contact:

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