Ryden

TO LET/MAY SELL

RECENTLY REFURBISHED DETACHED OFFICE & PRECISION ENGINEERING WORKSHOP

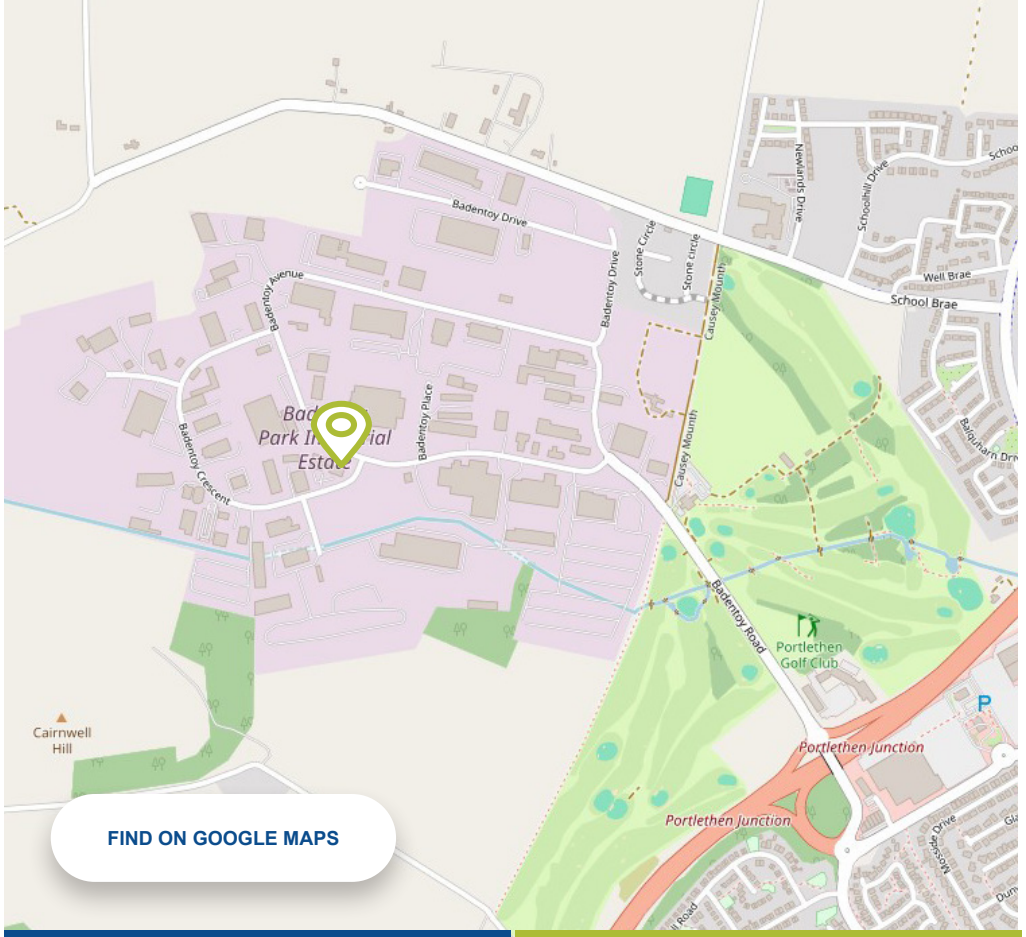
1,335.2 SQ M (14,372 SQ FT)



FIND OUT MORE AT RYDEN.CO.UK

BADENTOY CRESCENT
PORTLETHEN
ABERDEEN
AB12 4YD

- RECENTLY REFURBISHED
- LOCATED IN WELL ESTABLISHED OFFICE & INDUSTRIAL LOCATION
- EXTENSIVE CAR PARK & LANDSCAPED AREAS
- ELECTRICITY SUB STATION LOCATED ON SITE



BADENTOY PARK IS A WELL ESTABLISHED OFFICE & INDUSTRIAL LOCATION

LOCATION

Badentoy Park is a well established office and industrial location situated approximately 7 miles south of Aberdeen City Centre on the A90 dual carriageway trunk road from Aberdeen to Dundee.

Occupiers within Badentoy Park include; Baker Hughes, GB Tarpaulins, Aker, Ramco and Coretrax Global.

Situated in a prime position on the corner of Badentoy Avenue and Badentoy Crescent, the site benefits from easy access to the main trunk road network both North and South via the A90, including Aberdeen's Western Peripheral Route (AWPR).

DESCRIPTION

A high specification detached office and industrial facility complex with extensive car parking and landscaped areas. The facility comprises an office building, together with a precision engineering/ electronic/instrumentation workshop building, which are connected by way of a single storey link building.

Office Building & Link

The buildings provide a mixture of flexible open plan and cellular office space arranged over a single storey together with a formal reception area and extensive conference room with associated welfare facilities. The space has been refurbished throughout and benefits from a high specification to include gas fired radiator, central heating, double glazing, suspended ceilings, LED light fittings and structured cabling. There are carpeted and hardwood floors throughout. A development lab is located in the mezzanine area.

Workshop

The workshop accommodation is of high specification and is provided within a single storey building of steel portal frame construction, clad with insulated paneling, lined internally but with natural light via a series of windows.

Internally, there is a concrete floor, an internal eaves height of 4m and vehicular access by means of 2 up and over doors measuring 3.5m high x 3.5m wide approx.

The workshop benefits from warm air gas heating and high bay LED lighting. In addition, there is a steel mezzanine floor under which is constructed a clean workshop, an office and toilets.

There is an electricity sub station on site and the facility benefits from a KVA single or three phase supply. The incoming fuses are 400a.

The workshop is ideally situated for electronics or similar technology driven occupiers. The car parking area can be reduced to make a larger yard.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
OFFICES/LINK (INC MEZZ)	700.6	7,541
WORKSHOP	515.3	5,547
WORKSHOP/MEZZ	119.3	1,284
TOTAL	1,335.2	14,372

CAR PARKING

The facility benefits from an extensive car parking provision of 56 spaces.

PRICE/RENT

Whilst it is our client's preference to lease the building on Full Repairing and Insuring terms, our client is open to offers to sell the building.

RATEABLE VALUE

£105,000 effective from 1 April 2023.







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

EPC

The premises have an Energy Performance Rating of C.

A copy of the EPC and Recommendation Report can be provided upon request.

VAT

Any rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs associated with the transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.

ENTRY

To be agreed upon conclusion of legalities.

ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, Ryden is 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 Ryden will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

VIEWING & OFFERS

All offers should be submitted in writing to the joint letting agents



BADENTOY CRESCENT
PORTLETHEN
AB12 4YD

TO LET

DETACHED OFFICE & PRECISION ENGINEERING WORKSHOP

1,335.2 SQ M
(14,372 SQ FT)

GET IN TOUCH

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

Paul Richardson
T 07789 986 141
E paul.richardson@ryden.co.uk

Jonathan Nesbitt
T 07771 923 401
E jonathan.nesbitt@fgburnett.co.uk

Erin Chessor
T 07570 382 544
E thomas.codona@ryden.co.uk

Ryden
The Capitol
431 Union Street
Aberdeen
AB11 6DA
01224 588 866

ryden.co.uk

FG Burnett
33 Albyn Place
Aberdeen
AB10 1YL

01224 572661

fgburnett.co.uk

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 identif ying 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 inspect ion 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. **December 2024**