

FOR SALE

INDUSTRIAL UNIT WITH OFFICE

Detached industrial unit

Gross Internal Area: 373.84 sqm (4,024 sqft)

Prominent Corner Location

Price – offers in the region of £250,000

VIRTUAL TOUR 360°

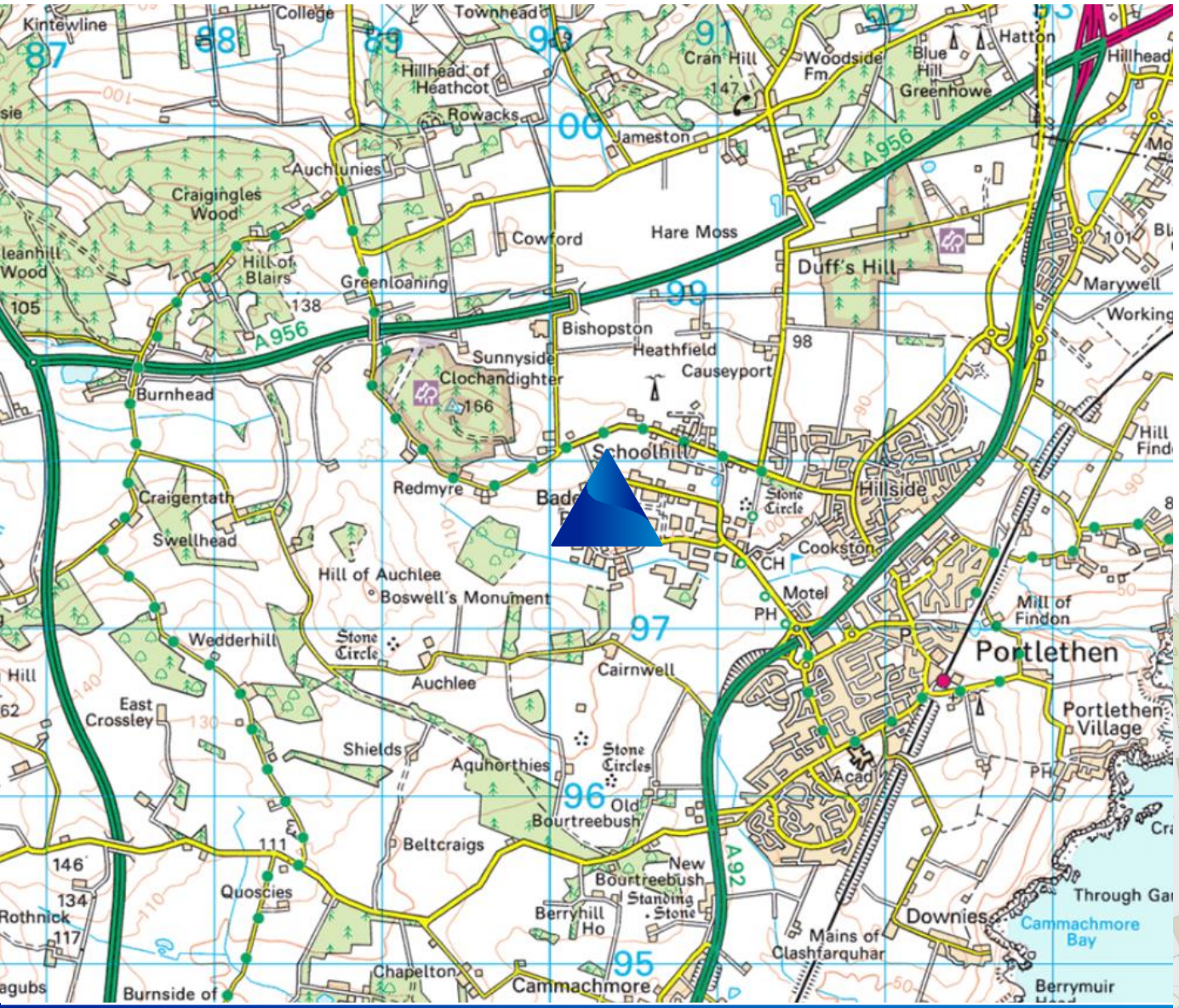
INDUSTRIAL UNIT, BADENTOY AVENUE, BADENTOY INDUSTRIAL ESTATE, PORTLETHEN, AB12 4YB

CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202836 | **shepherd.co.uk**

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Location

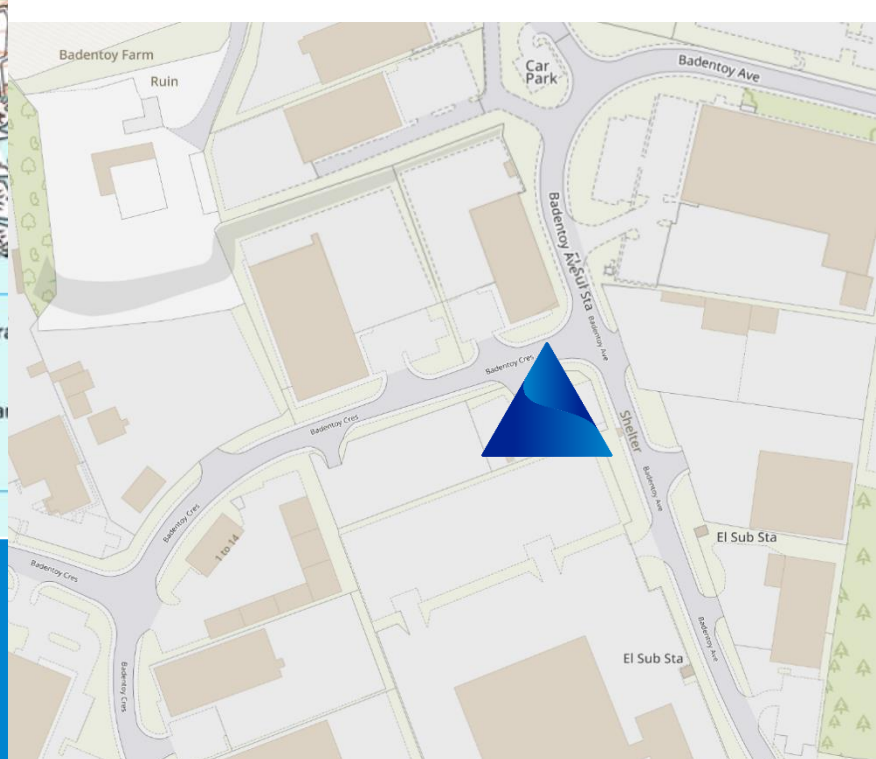
BADENTOY AVENUE, BADENTOY INDUSTRIAL ESTATE, PORTLETHEN, AB12 4YB



The subjects are situated within the established commuter settlement of Portlethen, approximately 9 miles south of Aberdeen, with access to the city provided via the A92 Trunk Road.

More specifically, the subjects form part of the established Badentoy Industrial Estate and occupy a corner position on the west side of Badentoy Avenue, at its junction with Badentoy Crescent.

The surrounding area is predominantly commercial in nature, with nearby occupiers including Warburtons, Palmaris Plant Hire, Archer, Chubb and Storm CNC Engineering.



Detached industrial unit with offices within established industrial location

FIND ON GOOGLE MAPS

Floor Plans

BADENTOY AVENUE, BADENTOY INDUSTRIAL ESTATE, PORTLETHEN, AB12 4YB



Description









The subjects comprise an industrial workshop with ancillary office accommodation within a building of steel portal frame construction with the walls being blockwork to dado height and profile metal sheeting to the upper elevations. The pitched roof is clad in profile metal sheeting and incorporates translucent roof panels, providing natural daylight to the workshop.

Internally, the accommodation comprises a workshop area with associated storage, ancillary offices and WC facilities. The workshop flooring is concrete with the walls and ceilings to the inside face of the blockwork and cladding. The flooring is concrete.

A mezzanine floor is provided over the store area, offering additional storage accommodation and accessed via a fixed timber staircase.

The offices have painted concrete block walls, painted plasterboard ceilings and vinyl floor coverings. Natural light is provided by double-glazed, aluminium-framed windows, supplemented by strip and spotlight fittings.

Externally there is car parking and a yard area.

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The Detail

Accommodation:

	m²	ft²
Warehouse	256.66	2,763
Office	56.43	607
Mezzanine	60.75	654
TOTAL	**373.84**	**4,024**

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Price

Offers in the region of £250,000 are invited.

Energy Performance Certificate

Available upon request.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £31,750. An ingoing occupier will have the opportunity to appeal this figure.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

James Morrison
james.morrison@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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