

**Mileway**

# Portlethen Industrial Estate

## Portlethen

Available to Let  
Warehouse  
2,779 - 5,607 sq ft ( 258 - 520 sq m )



Roller shutter doors



Close to A92



On-site parking



LED Lighting

# Portlethen Industrial Estate

Barclayhill Place Portlethen AB12 4PG



## Description

With its convenient location just south of Aberdeen, Portlethen Industrial Estate is a popular business location with excellent transport links.

There are nine modern industrial units which are arranged across two terraces with ancillary offices. The units are of steel portal frame construction with blockwork dado walls and profile metal cladding above. The pitched roofs incorporate translucent panels. Inside, the workshops benefit from a painted concrete floor, LED lights and access via roller shutter doors. Externally, the estate offers car parking.

## Location

The estate is a well-established, popular business location, situated approximately seven miles south of Aberdeen Road. There are excellent transport links to both the north and south of Aberdeen via the A90 Aberdeen to Dundee trunk road which is positioned adjacent to the estate. Portlethen has its own train station with a regular service running to Aberdeen city centre.

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## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

**Mileway**  
**Scott Hill**  
[scotland@mileway.com](mailto:scotland@mileway.com)  
 0141 846 0480

**Ryden**  
**Daniel Stalker**  
[daniel.stalker@ryden.co.uk](mailto:daniel.stalker@ryden.co.uk)  
 01224 588 866

## VAT

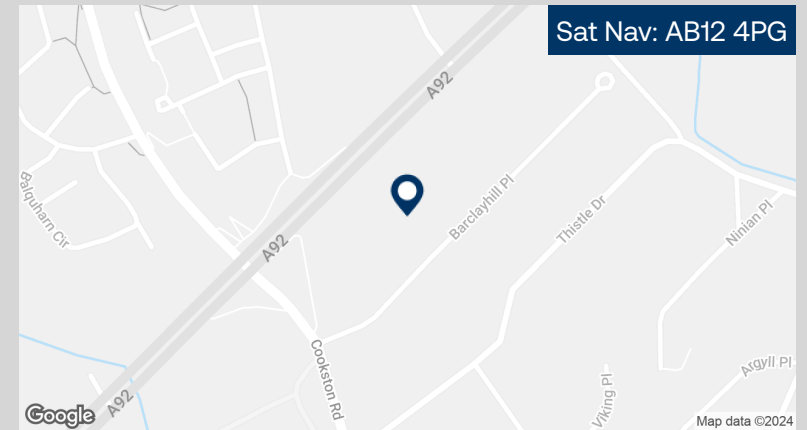
VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

**Savills**  
**Claire Herriot**  
[claire.herriot@savills.com](mailto:claire.herriot@savills.com)  
 01224 971 139

**Ryden**  
**Thomas Codona**  
[thomas.codona@ryden.co.uk](mailto:thomas.codona@ryden.co.uk)  
 01224 588 866



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 2	Warehouse	2,779	258	Immediately
Unit 9	Warehouse	2,828	262	Immediately
Total		5,607	520	