

TO LET HIGH QUALITY BUSINESS UNITS

UNITS 2 & 20 BANKHEAD DRIVE

City South Business Park, Portlethen AB12 4XX



Key Highlights

- Suitable for a variety of uses
- Prominent Business Park off A92
- Dedicated parking
- From 1,250 sq.ft to 2,250 sq.ft
- Unit 2 benefits from Small Business Rates Relief
- Flexible Lease Terms
- Close Proximity to New A90



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Location

The business units are located on an accessible site on the west side of the A92, slightly north of the Hillside area of Portlethen. Just 6.4 miles south of Aberdeen city centre, this property is well connected to numerous travel routes including the new A90, allowing reduced travel times when commuting through and around the city centre.

The surrounding occupiers include, but not limited to: KCA Deutag, LHR Marine, Baker Hughes and Amazon.

The precise location is shown on the plan adjacent for identification purposes only.

Description

The units comprise of workshop/storage space with electric roller shutter door. The unit is constructed by way of steel portal frame with profile metal cladding off a concrete floor. Internally, there are blockwork walls, LED lighting, double glazed windows and 3 phase power. Toilet facilities are provided.

Unit 2 benefits from two parking spaces and Unit 20 benefits from four.

Accommodation

The following accommodation is provided:

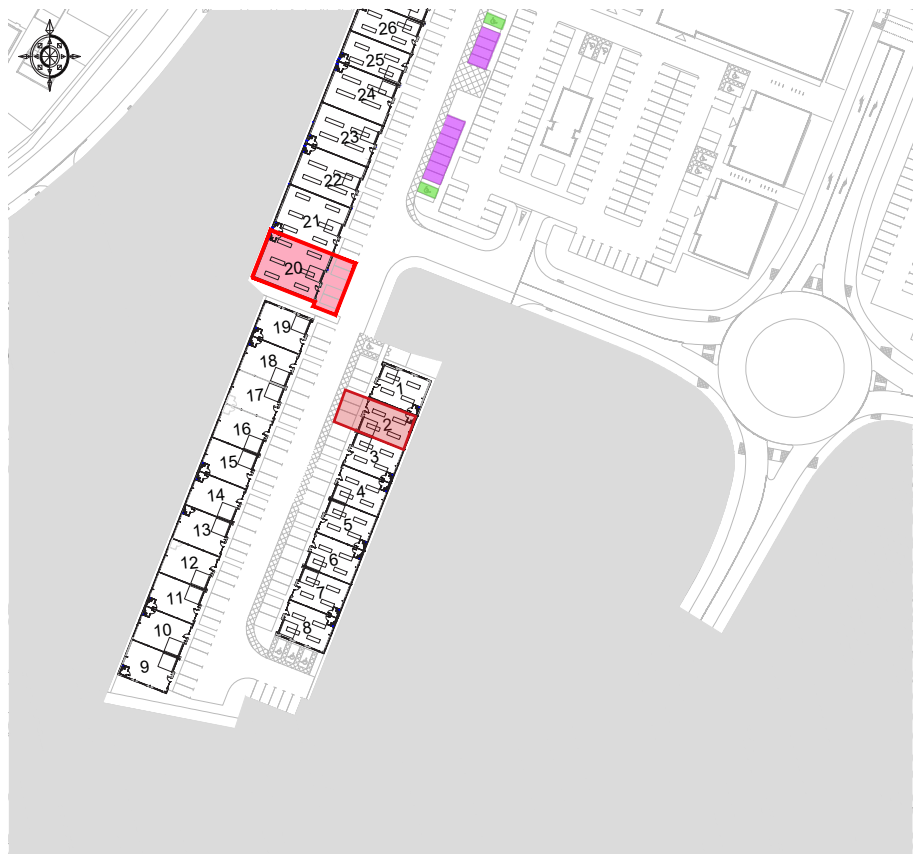
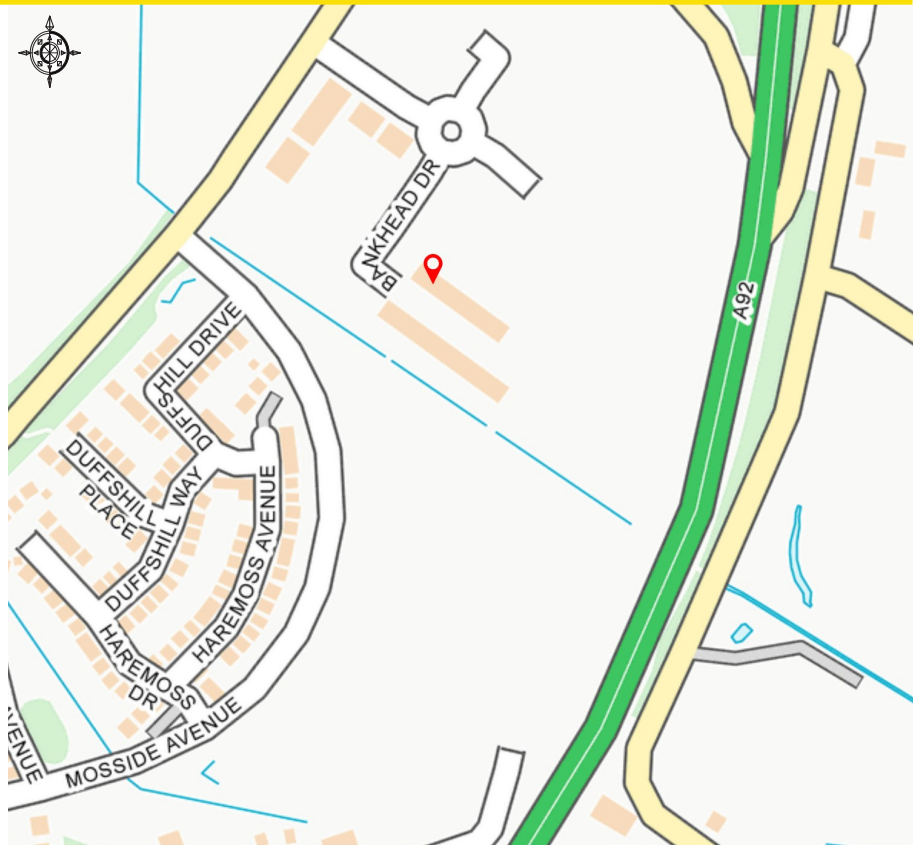
AREA	SQ M	SQ FT
Unit 2	116.13	1,250
Unit 20	209.03	2,250

The above floor areas were measured on a Gross Internal basis in accordance with RICS Code of Measuring Practice (6th Edition)

Rating Assessment

Unit 2 is currently entered in the valuation roll with a rateable value of £13,500.

Unit 20 requires to be assessed prior to occupation.



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Energy Performance Certificate

The buildings have an Energy Performance rating of A.

Full documentation can be provided on request.

Rent

Unit 2 - £16,875 per annum.
Unit 20 - £30,375 per annum.

Lease Term

The subjects are available on the basis of a new full repairing and insuring lease. Flexible terms are available.

VAT

All figures quoted are exclusive of Value Added Tax.

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.

Offers & Viewing

All offers should be submitted in writing to the sole letting agents who will also make arrangements to view.

Entry

Immediate upon conclusion of legal missives.



Unit 20 internal image



Unit 2 internal image

Contact

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