

FOR SALE / MAY LET

# SITE A

## BADENTOY ROAD

Badentoy Industrial Estate | Portlethen AB12 4YA

**PROMINENT  
INDUSTRIAL SITE  
EXTENDING TO  
16.61 ACRES**

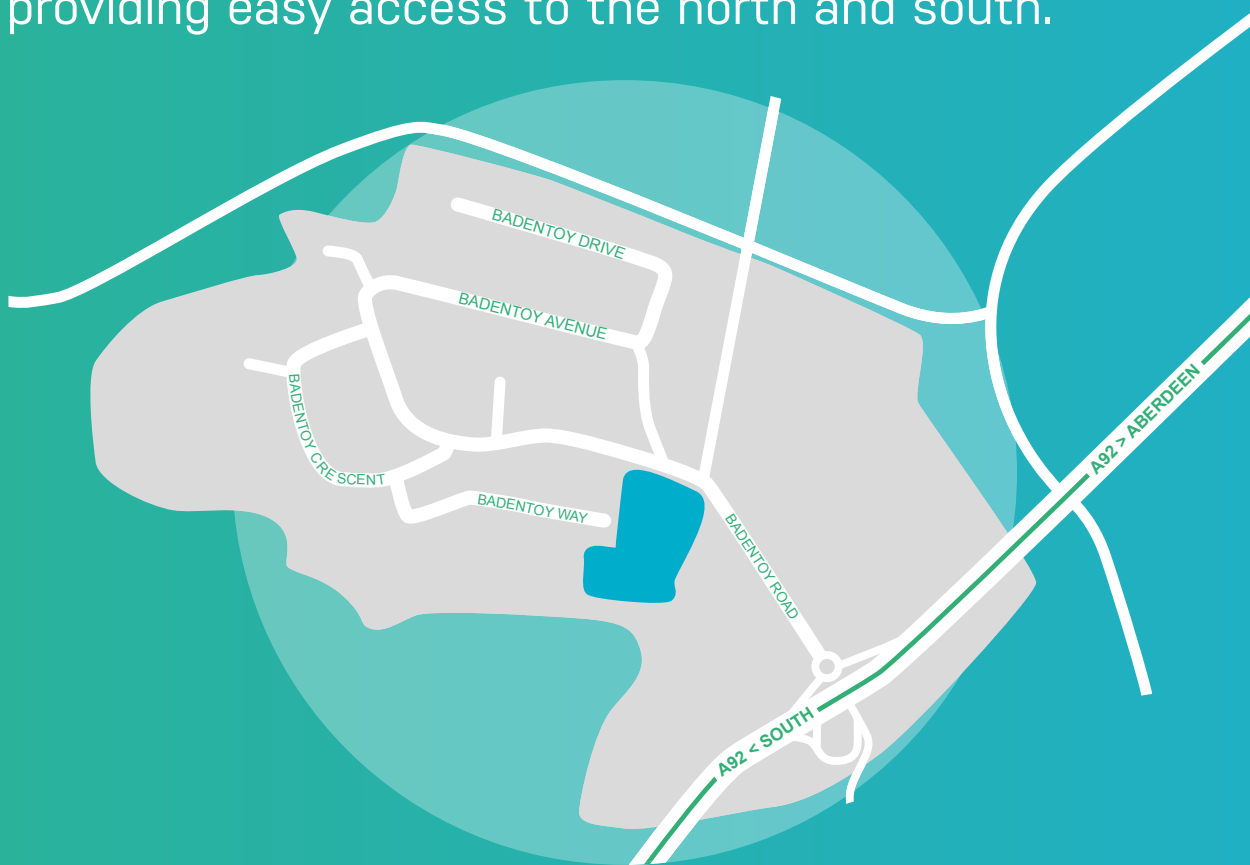


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## LOCATION

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 itself occupies a prominent position on Badentoy Road which is the main estate road. Surrounding occupiers include, NOV, Hunting Energy Services, Cameron One Subsea, Schlumberger, Saltire Energy, KCA Deutag and DPD.

## DESCRIPTION

The site occupies a prominent corner spot, opposite Portlethen Golf Club, with access possible from both Badentoy Road and Badentoy Avenue. The site was originally developed in 1992 and comprises a large pipe yard on several levels with a concrete surface roadway providing access to the hard pipe yard.

At the north of the site there is currently a large former pipe workshop which could be utilised subject to refurbishment. Separate to the workshop there is a two storey office building located on the east of the site providing a mixture of open plan and cellular office accommodation.

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## ACCOMMODATION

The premises that are currently on site extend to the following approximate gross internal floor areas:

| Description         | Sq.M            | Sq.Ft         |
|---------------------|-----------------|---------------|
| Ground Floor Office | 325.8           | 3,507         |
| First Floor Office  | 326.8           | 3,518         |
| <b>Total</b>        | <b>652.6</b>    | <b>7,025</b>  |
| Main Workshop       | 2,529.37        | 27,226        |
| GF Welfare          | 184.69          | 1,988         |
| FF Workshop Office  | 157.47          | 1,695         |
| Workshop Extension  | 215.25          | 2,317         |
| <b>Total</b>        | <b>3,086.78</b> | <b>33,226</b> |
| Yard                | 45,607.67       | 490,921       |

## REDEVELOPMENT OPPORTUNITY

The site extends approx. 6.72 hectares (16.61 acres) and offers redevelopment potential. It is contained in an area designated B1 Business & Industrial Land in the Aberdeenshire Local Development Plan, therefore is suitable for industrial and office uses. Interested parties should make their own enquiries with Aberdeenshire Council Planning Department.

## RATEABLE VALUE

The premises and wider site currently have a rateable value of £580,000, effective from 1st April 2023. Any new purchaser will have the right to appeal to this assessment.

## TENURE

Heritable Interest (Scottish equivalent of English Freehold).

## PRICE

Price on application.

## RENT

Our client will also give consideration to letting the building or site in whole or part, terms are available on application.

## VAT

All prices quoted in the schedule are exclusive of VAT.



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## 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.

## FURTHER INFORMATION

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



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