



**CITY SOUTH**
BANKHEAD DRIVE | PORTLETHEN AB12 4XX
citysouthaberdeen.com



**BUSINESS UNITS FOR SALE
FROM 850 - 2,250 SQ.FT.**



Location

City South is a prime business location to the south of Aberdeen, around 5 miles from the city centre and benefits from excellent road connectivity with direct access via the A92 and a 2 minute drive to the southern junction of the Aberdeen Western Peripheral Route (AWPR).



- AWPR - 2 mins
- Altens - 7 mins
- City centre - 16 mins
- South Harbour - 15 mins
- Westhill/Kingswells - 16 mins
- Dyce / Aberdeen Airport - 23 mins

Site Plan

PHASE 2	
UNIT	SIZE (sq.ft)
20	2,250
21	2,250
22	2,000
23	2,000
24	2,000
25	1,500
26	1,500
27	1,500



PHASE 3	
UNIT	SIZE (sq.ft)
1	960
2	850
3	850
4	850
5	850
6	850
7	850
8	850
9	850
10	850
11	850
12	2,000
13	2,000
14	2,000
15	1,000
16	1,000
17	1,000
18	1,000
19	1,000
20	1,000
21	1,000
22	1,000
23	1,000
24	1,000
25	1,330
26	1,330
27	1,330
28	960

High Quality Business Units

- Sizes from 850sq.ft to 2,250sq.ft.
- Units can be combined into larger units if required
- Suitable for a variety of uses (Class 4)



PRICES

From £145,000 +VAT.

BUSINESS RATES

The ingoing occupier will benefit from 100% rates relief for the first 12 months under the 'New Entry/New Build' rates relief scheme. In addition occupiers may also qualify for further relief beyond this period under the Small Business Rates Relief Scheme. Interested parties should make their own enquiries with the Local Authority.

SERVICE CHARGE

A service charge will be payable for the upkeep, repair and maintenance of the common parts of the business units and the Business Park as a whole. Further information can be provided on request.

ENTRY

Phase 2 - available now

Phase 3 - from Q2 2023

ENERGY PERFORMANCE CERTIFICATE

EPC A/ A+ Further information is available on request.

VIEWING & FURTHER DETAILS

Please contact the joint marketing agents.



CBRE

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