

TO LET - Modern industrial unit located within prominent industrial estate

UNIT 21 City South Business Park

Portlethen, AB12 4XX



Key Highlights

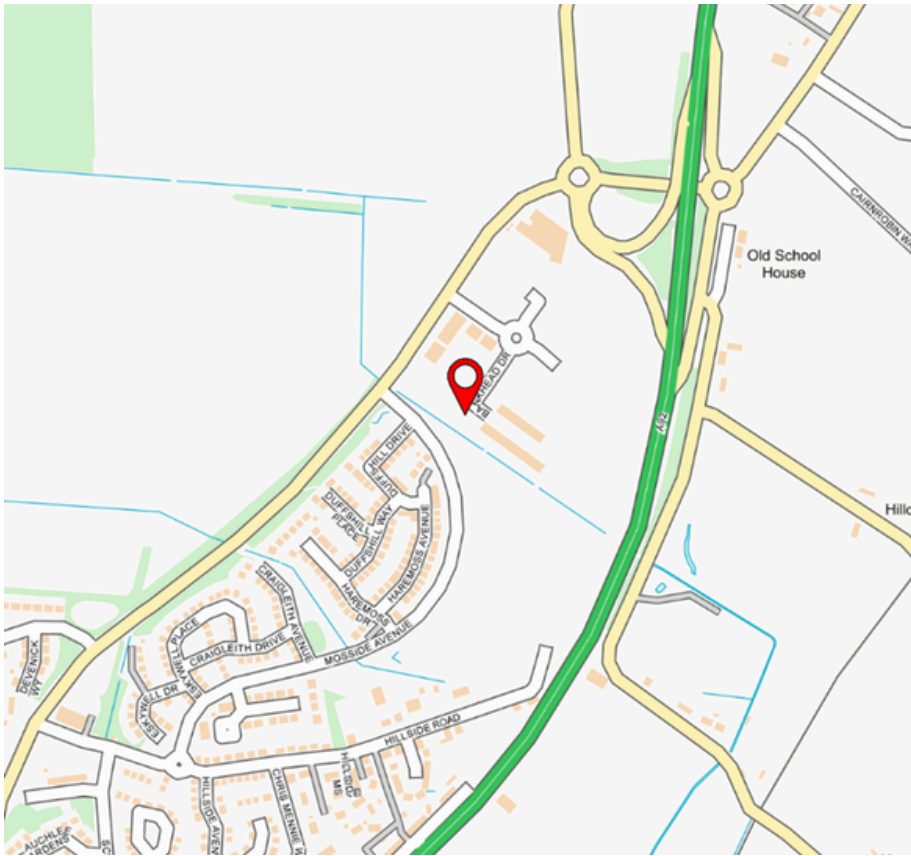
- Modern industrial unit.
- Eaves height of 4.5m.
- LED lighting.
- 4 Designated car parking spaces.
- Located within the prominent City South Business Park adjacent to the A92.
- 218.96 sq. m (2,356 sq. ft).

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LOCATION

The unit is located within City South Business Park 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 estate now has improved amenity with the On The Go filling station and Starbucks drive-thru. The surrounding occupiers include, but not limited to: Helmerich and Payne, Richard Irvin FM, Acumen and Amazon.

ACCOMODATION

| FLOOR AREA | SQ M | SQ FT |
|------------|--------|-------|
| Warehouse | 218.96 | 2,356 |

Eaves Height - 4.5m
Apex Height - 5.1m

DESCRIPTION

- Steel portal frame construction with metal cladding based off a concrete floor.
- Open workshop space with a W/C in the corner of the unit.
- Electric roller shutter door (3.1m x 4.5m).
- Kitchen unit including sink with hot and cold water.
- LED lighting within the workshop.
- 4 designated car parking spaces.

RENT

On application.

BUSINESS RATES

The property is entered to the valuation with a rateable value of £21,500 effective as of the 1st April 2023. The property has a proposed value of £22,500 which is due to come into effect as of the 1st April 2026.

LEASE TERMS

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

SERVICE CHARGE

A copy of the service charge budget can be provided to any interested party upon request.

VAT

All prices, rent and premiums are quoted exclusive of VAT which may be applicable.

EPC

A copy of the energy performance certificate can be provided to any interested parties upon request.

ENTRY

Immediately upon conclusion of missives.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS AND OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

ANTI-MONEY LAUNDERING

Under both HMRC and RICS guidance, we are obliged to undertake AML diligence. As such, personal and/or detailed financial and corporate information may be required before any terms are agreed or any transaction can conclude.

CONTACTS

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