

Ryden

TO LET/ FOR SALE

MODERN INDUSTRIAL UNIT WITH
OFFICES & YARD

1,152 SQ M (12,400 SQ FT)

TO BE REFURBISHED



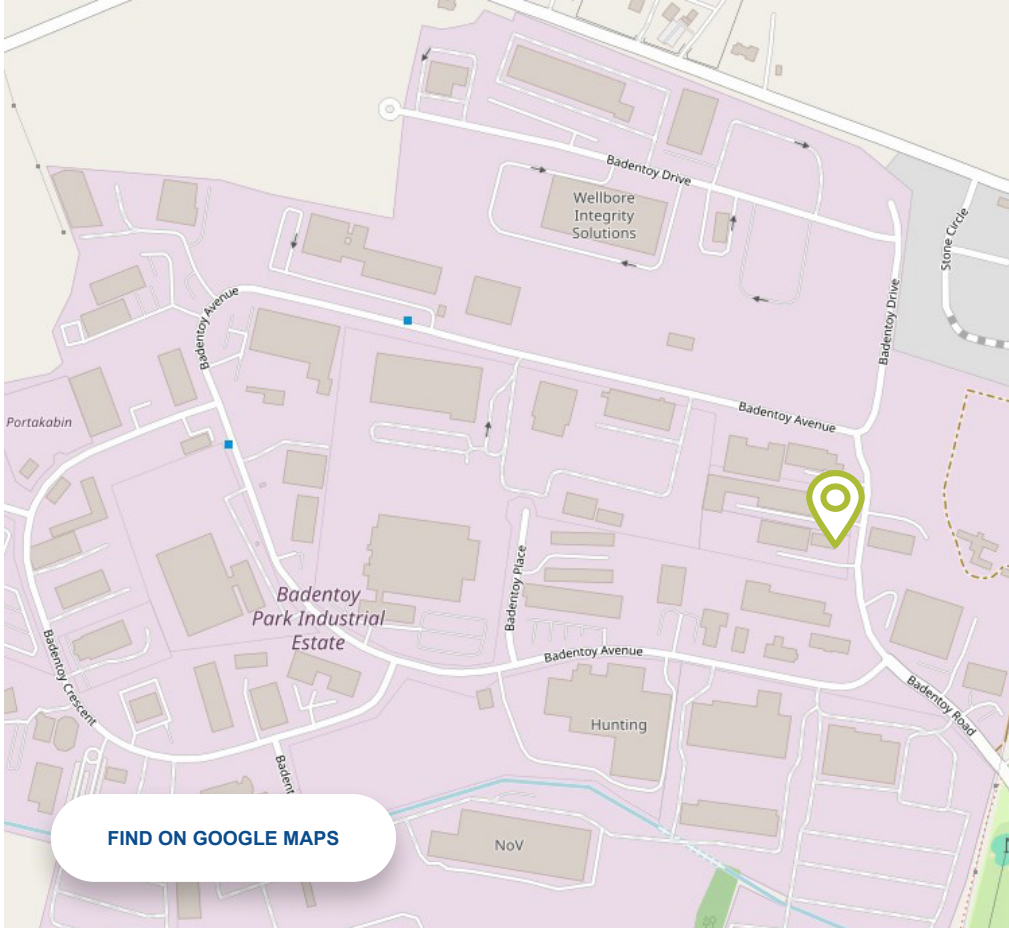
UNIT B
BADENTOY ROAD
BADENTOY PARK
PORTLETHEN
ABERDEEN
AB12 4YA

PROMINENTLY LOCATED
WITHIN BADENTOY PARK,
APPROXIMATELY 7 MILES
SOUTH OF ABERDEEN

GENEROUS YARD AREA
TOTTALLING 24,750 SQ FT

AVAILABLE FROM MAY 2026

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Badentoy Park is an established industrial estate located approximately 7 miles south of Aberdeen City Centre.

The estate is accessed from Badentoy Road which provides a fast connection to the A92 dual carriageway and the City's main road network beyond. The Charleston Junction of the Aberdeen Western Peripheral Route (AWPR) is situated only 3 miles to the north.

The subjects are situated on the west side of Badentoy Road close to where it becomes the Badentoy Avenue loop road through the estate.

The estate was largely developed through the 1990s and then further extended in the mid 2010s. Badentoy has been particularly popular with oil service companies and logistics firms. Nearby occupiers include; Schlumberger, DPD, KCA Deautag, Baker Huges and Hunting International.

DESCRIPTION

The property comprises a single storey warehouse building with adjoining offices, constructed around 30 years ago.

The warehouse is of steel portal frame construction with a concrete floor, concrete block and metal profile sheet walls under a metal profile sheet roof. Vehicular access to the building is provided by two electrically operated steel roller shutter doors. The internal eaves height is approx 7m.

To the east of the warehouse is an office block constructed of concrete block walls with external rendering under a pitched tiled roof. The office area is sub-divided internally to offer a reception area fronting a large open plan area with a number of private offices, a staff room, kitchen and WC facilities.

Heating is provided to the offices by gas fired hot water radiators. Male, female and disabled toilets including shower facilities are provided within the offices.

The site is enclosed by a security fence and finished in tarmac adjacent to the buildings and concrete to the rear of the warehouse. In the yard area to the rear of the warehouse there is a washbay and 3 stage interceptor.

In addition, there is space for up to 21 cars in a tarmac surfaced car parking area adjacent to the office building.

The property will be refurbished when the present tenant's lease expires. Further details can be provided upon request.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	924.85	9,955
OFFICES	2,445	227.15
TOTAL	1,152	12,400

The useable storage yard area is estimated to be 24,750 sq ft

RENT

£140,000 per annum exclusive of VAT.

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis for a period to be agreed.

**THE SUBJECTS
ARE SITUATED
ON THE WEST
SIDE OF
BADENTOY ROAD**





PRICE

Upon application.

RATABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll with a Rateable Value of £124,000 effective from 01-APR-26.

EPC

Available upon request.

ENTRY

May 2026 onwards.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the incoming tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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