



RECENTLY REFURBISHED

DETACHED OFFICE & PRECISION ENGINEERING WORKSHOP



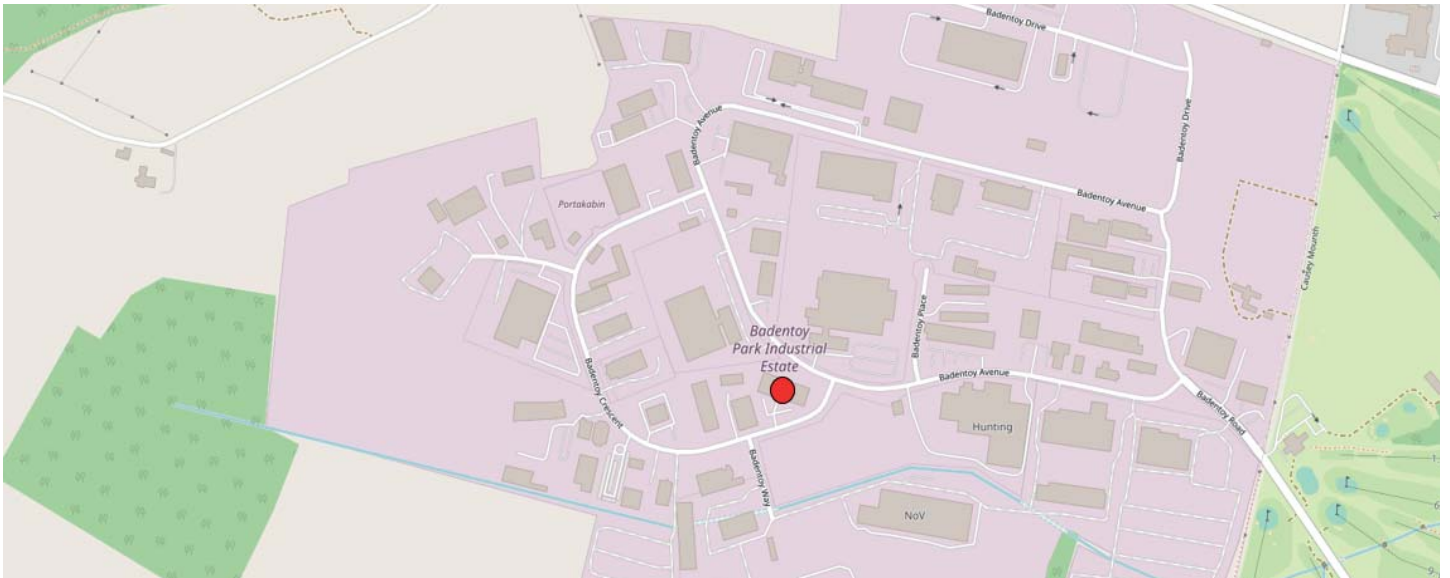
FOR SALE / MAY LET

Badentoy Crescent

Portlethen, AB12 4YD | 1,335.2 sq.m (14,372 sq.ft)

To request a viewing call us on 01224 572661

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DETACHED OFFICE & PRECISION ENGINEERING WORKSHOP

LOCATION

Aberdeen, Scotland's third largest city, lies on the North East coast of Scotland with a catchment population of 500,000. Since the discovery of oil and gas in the North Sea, Aberdeen has established itself as the European service capital for North Sea oil and gas exploration and production industry exporting expertise and techniques worldwide. Aberdeen and Aberdeenshire are also now at the forefront of the Energy Transition with the "Energy Transition Zone" focused on the south of the city.

Badentoy Park is a well established office and industrial location situated approximately 7 miles south of Aberdeen City Centre on the A90 dual carriageway trunk road from Aberdeen to Dundee.

Occupiers within Badentoy Park include Schlumberger, Cameron, Ramco, National Oilwell Varco Ltd, Smith International and BJ Services.

Situated in a prime position on the corner of Badentoy Avenue and Badentoy Crescent, the site benefits from easy access to the main trunk road network both North and South via the A90 including Aberdeen's Western Peripheral Road (AWPR).

FLOOR AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Offices/Link (inc Mezz)	700.6 sq.m	7,541 sq.ft
Workshop	513.3 sq.m	5,547 sq.ft
Workshop/Mezz	119.3 sq.m	1,284 sq.m
Total	1,335.2 sq.m	14,372 sq.ft

DESCRIPTION

A high specification detached office and industrial facility complete with extensive car parking and landscaped areas. The facility comprises an office building together with a precision engineering/electronic/instrumentation workshop building, which are connected by way of a single storey link building.

Office Building & Link

The buildings provide a mixture of flexible open plan and cellular office space arranged over a single storey together with a formal reception area and extensive conference room with associated welfare facilities.

The space has been refurbished throughout and benefits from a high specification to include gas fired radiator, central heating, double glazing, suspended ceilings, LED light fittings and structured cabling. There are carpeted and hardwood floors throughout. A new energy efficient boiler has been installed.

In addition to the ground floor accommodation, there is an easily accessible mezzanine and loft storage space.

Workshop

The workshop accommodation is of high specification and is provided within a single storey building of steel frame construction, clad with insulated panelling, lined internally but with natural light via a series of windows. Internally there is a concrete floor, an internal eaves height of 4m and vehicular access by means of 2 up and over doors measuring 3.5m high x 3.5m wide approx.

The workshop benefits from warm air gas heating and high bay LED lighting. In addition there is a steel mezzanine floor under which is constructed a clean workshop, an office and toilets.

There is an electricity sub station on site and the facility benefits from a 150 KVA single or three phase supply. The incoming fuses are 400a.

The workshop is ideally suited for electronics or similar technology driven occupiers.

CAR PARKING

The property benefits from a concrete surfaced car park accommodating 56 car parking spaces. Alternatively the westmost section of the car park could be used for external storage and extends to c. 14,000 sq.ft.

PRICE / RENT

Whilst it is our client's preference to sell the building, a lease on full repairing and insuring terms may be available.

RATEABLE VALUE

£105,000.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk



EPC

C. A copy of the EPC and Recommendation Report can be provided upon request. The installation of the new gas boiler fulfills the recommendations stated in the S63 Report.

VAT

Any rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs associated with the transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.

ENTRY

To be agreed upon conclusion of legalities.

ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.



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VIEWING & OFFERS

All offers should be submitted in writing to the joint agents.



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