

Unit 19 City South Business Park

PORTLETHEN AB12 4XX

Modern Industrial Unit located within prominent industrial estate.



KEY POINTS

- Modern Industrial Unit
- Eaves height of 5.05m
- LED lighting
- 3 designed car parking spaces
- Located within a prominent business park off the A92

DESCRIPTION

The unit itself comprises of a workshop / storage area with a small internal office area. The unit is constructed by way of steel portal frame with profile metal cladding based off a concrete floor. Internally, there is office accommodation which has been created through the erection of partition walls. The office is fitted with wood panel flooring and contains a small kitchen alongside space for 4 - 6 desks. Within the workshop there is LED lighting, a manual roller shutter door, toilet facilities and a concrete floor. The unit also boasts 3 designated car parking spaces.

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 surrounding occupiers include, but not limited to: KCA Deutag, Richard Irvin FM, Acumen and Amazon.

ACCOMODATION

Description	SQ FT	SQ M
Ground - Office	444	41.25
Ground - Warehouse	877	81.48
Total	1,321	122.73

Eaves height of 5.05m.

IMPORTANT NOTICE

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Designed and produced by Savills Marketing: 020 7499 8644 | 17.04.2025

BUSINESS RATES

The property is entered into the valuation roll at a rateable value of £16,500 effective as of the 1st April 2023.

Occupiers may qualify for rates relief period under the Small Business Rates Relief Scheme. Interested parties should make their own enquiries with the Local Authority.

LEASE TERMS

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

RENT

On application.

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.

CONTACT

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