



B40 BADENTOY 40

FULLY REFURBISHED AND
RECONFIGURED DETACHED
INDUSTRIAL FACILITY TO BE
COMPLETED AUGUST 2026.

KEY HIGHLIGHTS

- Warehouse circa 30,000 sq ft; offices c. 5,000 sq ft plus wash bay and mezzanine.
- 10m eaves height.
- 2 x 10T cranes; 3 x 5T cranes.
- Secure and extensive concrete yard and parking.
- Good quality open plan office/amenity space on ground floor.

BADENTOY AVENUE, BADENTOY INDUSTRIAL
ESTATE, PORTLETHEN, ABERDEEN, AB12 4YB



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LOCATION

The premises is located on the west side of Badentoy Avenue within the well-established Badentoy Industrial Estate.

The estate is located approximately seven miles south of Aberdeen with excellent access to the A92 Aberdeen to Dundee trunk road and to the new A90 to the north.

The new South Harbour and the Energy Transition Zone (ETZ) are also in close proximity.

Many of Aberdeen's key occupiers are located at the estate Including National Oilwell Varco, Hunting Energy Services, CRE Marine, Archer, and One Subsea.



DESCRIPTION

Full refurbishment of the facility currently underway with specification to include:



Steel portal frame with profile clad elevations



Three warehouse bays with external wash-bay



Two 10-tonne cranes + Three 5 tonne cranes



10m eaves height



Open plan offices



Three electric roller shutter doors



Re-coated warehouse cladding



Staff welfare facilities including kitchen, breakout and showers



Secure extensive concrete yard



Generous car parking

ACCOMMODATION

Prior to completion of the works, the property will be subject to measurement on a gross internal basis in accordance with the RICS Code of Measuring Practice 6th Edition.

At present approximate gross internal areas are estimated as:

Area	Approx Sq. m	Approx Sq. ft
Workshop	2,787.09	30,000
Offices	464.51	5,000
Wash Bay	124.95	1,345
Mezzanine	464.51	5,000
TOTAL	3,841.06	41,345
Yard	2,601.56	28,003



EPC

The current EPC rating is B however this will be reassessed on completion of the works.

PROPOSED ENTRY

August 2026.

RENT

Upon application.

BUSINESS RATES

The building will require to be reassessed upon occupation. An estimate can be provided.

LEASE TERMS

Available on full repairing and insuring terms.

VAT

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

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 will be required before any terms are agreed or any transaction can conclude.

LEGAL COSTS

Each party will be responsible for their own legal costs in the respect of this transaction. The incoming tenant will be responsible for any Land and Buildings Transaction tax and registration due, if applicable.

VIEWINGS AND OFFERS

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



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