

TO LET

**High quality
business /
industrial unit**

**Unit 7 | City South
Bankhead Drive,
Portlethen, AB12 4XX**



**HUTCHEON
MEARNS
REAL ESTATE**



A Connected Location

City South provides a prime business location to the south of Aberdeen. The park can be accessed directly from the A92 and only a short drive to the southern junction of the Aberdeen Western Peripheral Route.



Description & Specification

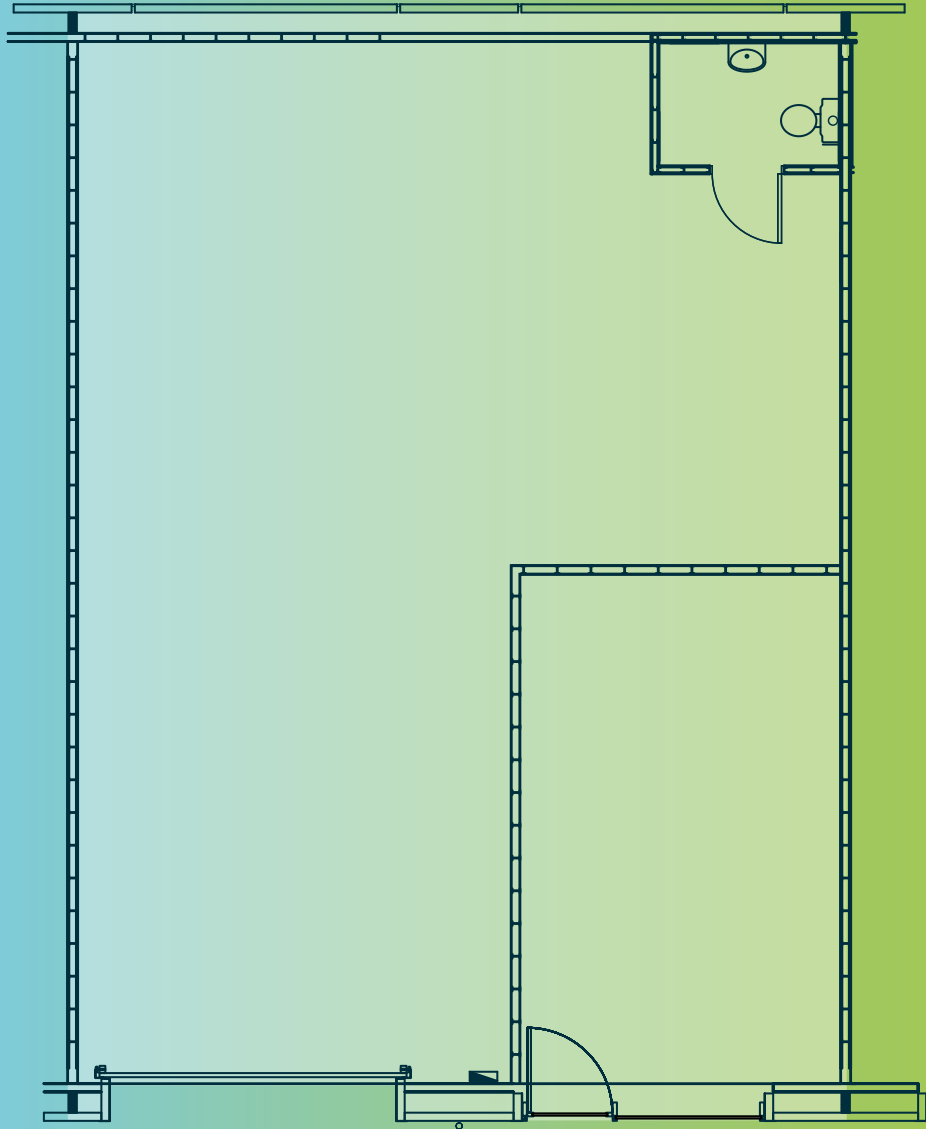
The development comprises of 55 business units within a high quality business park that is fully landscaped and incorporates ample car parking.

- Insulated composite cladding
- High level LED strip lighting
- Eaves height of 5.25 metres
- 3-phase power supply
- Electrically operated up and over vehicular access doors
- Telecoms fibre connection
- Mains water supply

Car Parking

2 allocated parking spaces to the front of the unit.





Floor Plan & Areas

Demise	Sq M	Sq Ft
Warehouse	98.38	1,059
Office	26.70	287
TOTAL	125.09	1,346

Lease Terms

The unit is offered on a Full Repairing and Insuring basis on flexible terms.

Occupational Costs

PER ANNUM	RENT	RATES	SERVICE CHARGE	INSURANCE	TOTAL COSTS
	£17,500	£7,470 *	£504	£875	£26,349

Please note occupational costs are for indicative purposes only and subject to change.

* An ingoing occupier may qualify for some rates relief through the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the Local Authority.

EPC

EPC Rating – A. Further information is available upon request.

Entry

Immediate, upon conclusion of missives.

Anti-Money Laundering (AML)

To satisfy HMRC and RICS guidance, Hutcheon Mearns Real Estate is required to undertake AML diligence on both the purchasers and vendors, and landlords and tenants for leases with rents in excess of £100,000 p.a. Accordingly, a successful bidder or occupier will be required to provide detailed financial and corporate information and Hutcheon Mearns Real Estate will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

VAT

VAT will be payable in addition to all monies due under the lease.

Viewings & Offers

For further information or viewing please contact the sole letting agent:

Iain Landsman
Managing Director

07880 480 298
iain.landsman@hm-re.co.uk



01224 455500
www.hm-re.co.uk

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