

FOR SALE



BADENTOY AVENUE

Badentoy Avenue
Portlethen, Aberdeenshire
AB12 4YB

7,122.05 SQ M (76,661 SQ FT)





LOCATION

Badentoy Industrial Estate is situated approximately 6 miles south of Aberdeen City Centre adjacent to the commuter town of Portlethen.

Badentoy Industrial Estate was largely developed in the 1990s and then extended to the north in the early 2010s. It is therefore one of the most modern industrial estates in the Aberdeen area and provides a mix of industrial and office properties.

The subjects are located on the north side of Badentoy Avenue which forms the principal access road through the estate.

Local amenities at Portlethen include an Asda Superstore and a retail park. The town is well served by public transport with bus and rail links to / from Aberdeen City Centre.

**BADENTOY
AVENUE**



DESCRIPTION

The subjects comprise an industrial campus style facility which features a number of industrial buildings with office and car parking plus substantial yard areas situated within a self-contained site.





6 metre eaves height



Mixture of high bay sodium and LED lights



Mezzanine level with offices and staff welfare



Access via 8 roller shutter doors



Gas powered heating

MAIN WORKSHOP

The main workshop is of steel portal frame construction off a concrete floor with blockwork walls and profile metal cladding above. The workshop benefits from the above speciation:

WORKSHOP 2

In the centre of the site is a detached workshop building which has been split into several bays and across two levels.



OFFICES

The office block comprises a two-storey square shaped building of steel portal framed construction with cavity walls, clad externally, with a proprietary curtain wall system.

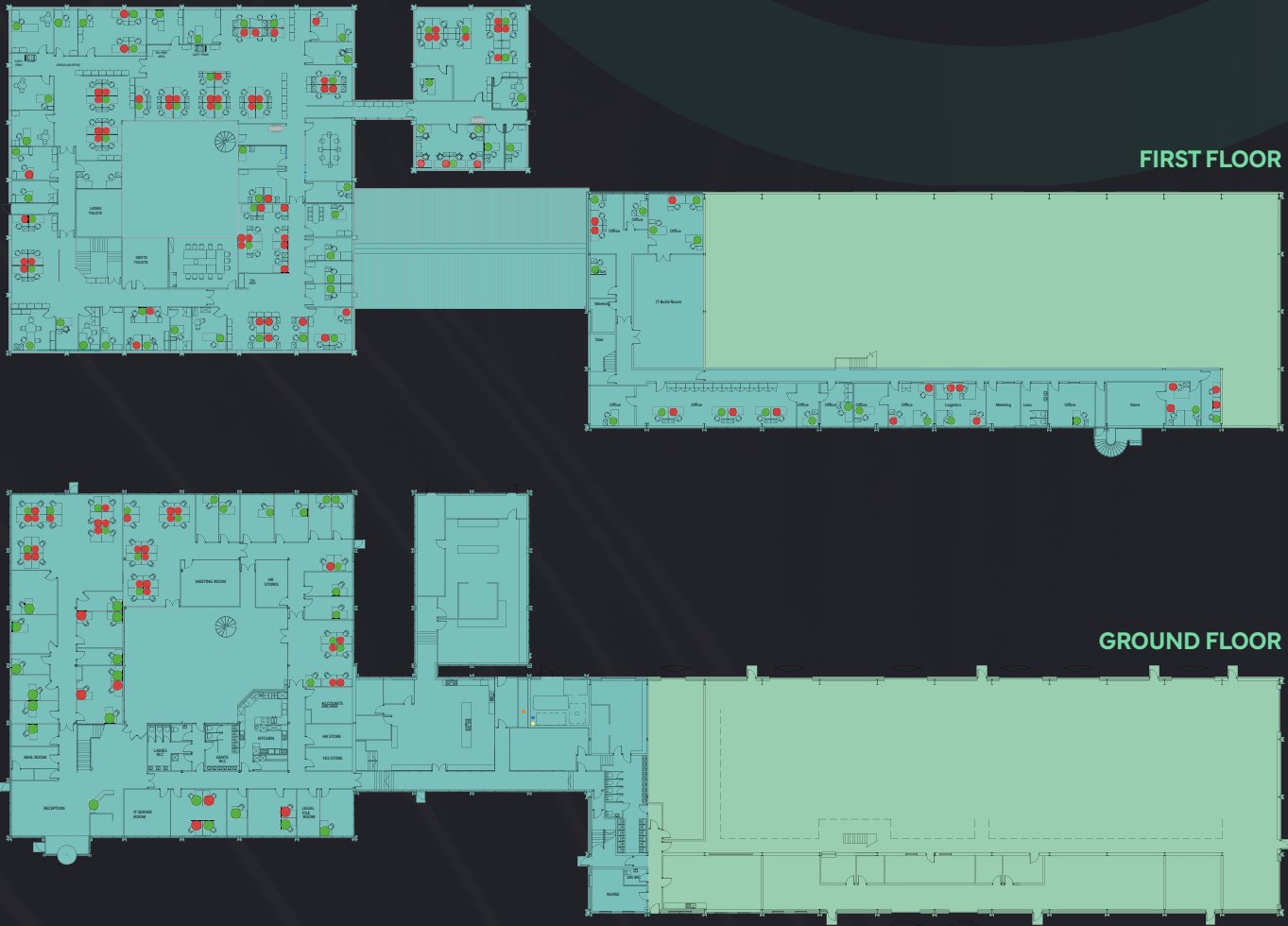
The office accommodation is well presented and arranged over ground and first floor, comprising a mixture of open plan and cellular accommodation. The majority of the office accommodation benefits from natural light via double glazed windows or from roof lights. Heating is provided by a mixture of gas fired central heating system and combined heat / cool air conditioning units. In addition to the office space there are a number of welfare, canteen and WC facilities throughout.



SITE AREA

The subjects also benefit from substantial yard areas as follows:

Main Workshop	Sq M	Sq Ft
Offices	1,384.53	14,903
Workshop	1,004.67	10,814
SUB TOTAL	2,389.21	25,717
Workshop 2	Sq M	Sq Ft
Workshop	1,398.26	15,051
Mezzanine	120.97	1,302
SUB TOTAL	1,519.22	16,353
Offices	Sq M	Sq Ft
Offices	3,213.63	34,591
SUB TOTAL	3,213.63	34,591
TOTAL	7,122.05	76,661

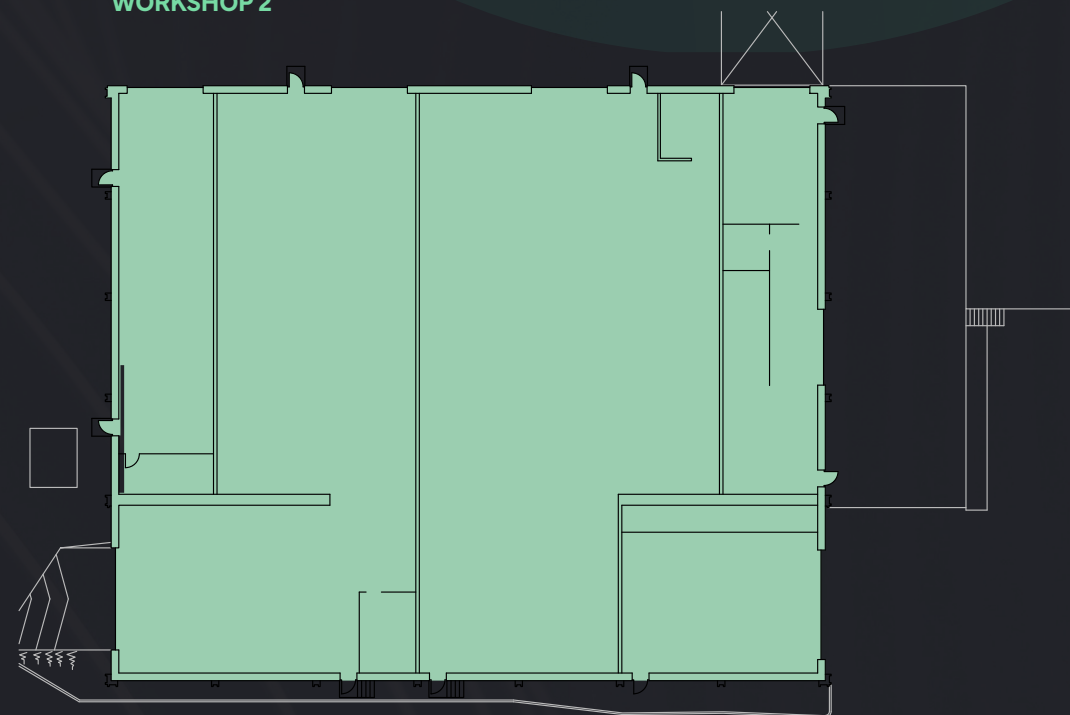




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WORKSHOP 2

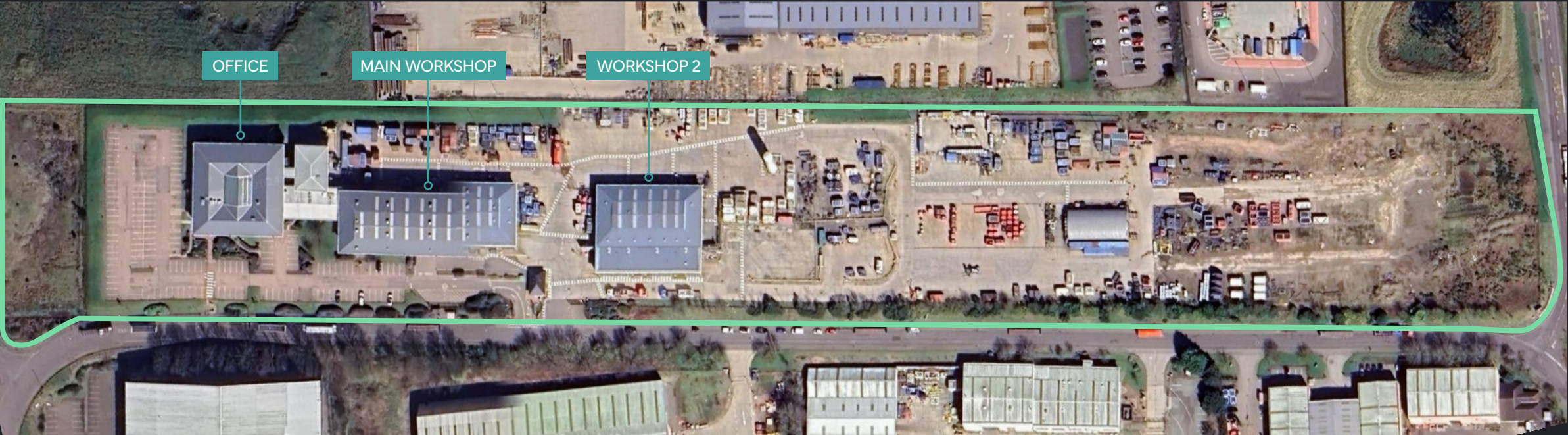




SITE AREA

The subjects also benefit from substantial yard areas as follows:

	Hectares	Acres
Total Site Area	5.823	14.39
Western Undeveloped Site	0.444	1.099
Concrete Yard (Gross)	2.078	5.136
Harcore Yard (Gross)	0.905	2.237





BADENTON AVENUE

PRICE

Offers are invited.

TENURE

The property is held on a heritable interest (Scottish equivalent of English Freehold).

RATEABLE VALUE

£860,000 effective from 1st April 2023.

Rates payable - £450,640

VAT

All figures quoted are exclusive of Value Added Tax.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of (tbc). Further information is available upon request.

ENTRY

To be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be liable for any LBTT and Registration Dues in the normal manner.





ANTI MONEY LAUNDERING REQUIREMENT

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

OFFERS & VIEWINGS

All offers should be submitted in the standard Scottish legal form to the joint agents who will also make arrangements to view.



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