

**UNITS 11-15, BANKHEAD DRIVE
CITY SOUTH BUSINESS PARK
PORTLETHEN, AB12 4XX**



On behalf of **GT Storage Solutions**

TO LET >>>
BRAND NEW INDUSTRIAL UNITS
FINISHED TO A HIGH SPECIFICATION



LOCATION

The units are located within City South Business Park, to the south of Aberdeen. The estate benefits from close proximity, and excellent access to the A92, which provides access North to Aberdeen and all areas South. The AWPR is located approximately two miles to the North.

Surrounding occupiers include Acumen, KCA Deutag, LHR Marine and Richard Irvin FM. Additionally the next stage of development includes a petrol station, coffee drive 'thru' and convenience retail.

SPECIFICATION

- Units from 1,250 sq.ft to 6,250 sq.ft
- Roller shutter door access
- Parking to the front of each unit
- Potential for fit out to be tailored to tenant specification
- Small business rates relief for qualifying occupiers
- Anticipated EPC rating of A

RENT

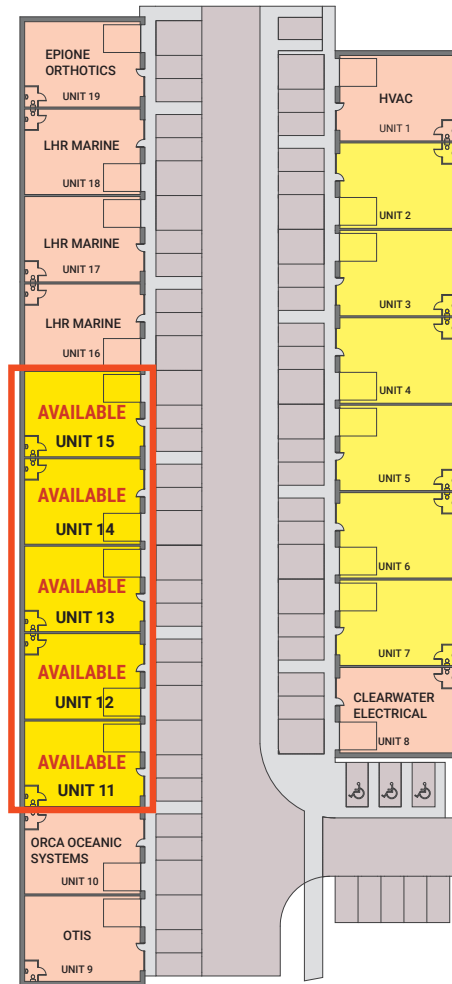
£16,250 per annum, exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax and registration dues, as applicable.

VAT

All prices quoted in the Schedule are exclusive of VAT.



AVAILABLE UNITS

TO LET >>>

BRAND NEW INDUSTRIAL UNITS

FINISHED TO A HIGH SPECIFICATION



ILLUSTRATIVE MASTERPLAN

VIEWINGS AND OFFERS

By prior arrangement with the letting agents, to whom all formal offers should be submitted in Scottish legal form.



Scott Hogan 01224 415956
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Eric Shearer 01224 415948
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Important Notice.

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