

TO LET
OFFICE

 **GRAHAM
SIBBALD**



Badentoy Road,
Badentoy Industrial
Estate, Portlethen,
Aberdeen, AB12 4YA

- Car parking spaces available
- Modern office accommodation
- NIA — 133.4 sq. m (1,436 sq. ft)



LOCATION

The subjects are situated on Badentoy Road within the heart of the well established Badentoy Park, Portlethen, approximately eight miles South of Aberdeen Harbour/City Centre. Road communications are excellent via the A92 both North and South, whilst the Aberdeen Western Peripheral Road (AWPR) provides easy access to the West, with Aberdeen International Airport only a 15 minute drive.

Nearby occupiers include Cameron, Hunting, Ramco, NOV and OEM Group.

DESCRIPTION

The subject comprises of the ground floor of a two-storey office facility. Internally, the ground floor incorporates a mixture of open plan space and cellular office space. Throughout the property there is staff welfare facilities including a kitchen and staff welfare facilities.

CAR PARKING

To the front of the office suite there is a tarmacadam car park with up to five dedicated car parking spaces available.

FLOOR AREAS

We calculate the following approximate Net Internal floor areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows

	Sq. m.	Sq. ft.
Ground Floor Offices	133.4	1,436

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.

RATING

The premises are currently entered into the valuation roll as part of a larger entity and will require to be reassessed.



To arrange a viewing please contact:



Shona Boyd
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314 188



Molly Peeters
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875303

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2025

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated. .

RENT

£15,000 per annum exc.

VAT

All prices, rent and premiums quoted are exclusive of VAT, that may be applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of 'D'.

ENTRY

Immediate, upon completion of legal formalities.

VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents