



MODERN FURNISHED OFFICE SUITE IN 'WALK IN' CONDITION
WITH UP TO 10 PARKING SPACES



FG Burnett



TO LET

L2 Badentoy Avenue

Portlethen, Aberdeen, AB12 4YB | 172.6 sq.m (1,857 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

Unit L2, is situated at the junction of Badentoy Avenue and Badentoy Road in the established Badentoy Industrial Estate. Local amenity in Portlethen is within easy reach as is the A90 providing access to the main trunk road network. The exact location is shown on the plan above which has been provided for identification purposes only.

DESCRIPTION

The suite provides high quality open plan office accommodation which has been partitioned to form a board room and meeting room. Ladies, gents and disabled W.C.'s are provided as is a small tea prep area and informal meeting space. The suite has been fitted out to a high standard and is available fully furnished.

Highlights:-

- Laminate flooring
- Perimeter heating and trunking
- Double glazed windows
- Modern light fittings
- Quality partitioned offices and boardroom
- Available fully furnished

CAR PARKING

Up to 10 parking spaces are available providing a ratio of 1:185 sq.ft.

PROPERTY DETAILS

Rent	£30,000 pa.
Rateable Value	£32,500. An incoming tenant will have the ability to appeal the Rateable Value and may be eligible for Fresh Start Rates Relief.
Lease Terms	Flexible lease terms are offered. Any medium to long term lease commitment will include rent reviews at 5 yearly intervals.
EPC	To be confirmed.
VAT	Any figure quoted is exclusive of VAT.
Legal Costs	Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.
Floor Areas	Measured in accordance with IPMS 3 and following approx areas calculated:-

Ground Floor Total	172.6 sq.m	1,857 sq.ft
Limited Use	3.8 sq.m	41 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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