





BALNAGASK RETAIL PARK, 65B WELLINGTON ROAD  
ABERDEEN AB12 3DN

## DESCRIPTION

Occupying a highly prominent location, this last remaining retail warehouse is of steel frame construction clad externally with block-work and profiled steel sheeting.

The unit provides a sales area with storage. The unit benefits from good natural light with full height glazing to the front, and accessed via double glazed pedestrian doors.

Unit	AREA (SQ FT)	AREA (SQ M)
To Let	2,295	213



TO LET: 2,295 SQ FT (213 SQ M)



# SITUATION

Balnagask Retail Park is situated on Wellington Road which is 1.5 miles south of Aberdeen City Centre.

Balnagask Retail Park is accessed directly from Wellington Road.

Wellington Road is one of Aberdeen’s main thoroughfares into the city centre whilst also being Aberdeen’s main car showroom destination with the majority of car dealers represented. Recent new developments over the last three to five years are a new Arnold Clark (Volvo) showroom directly opposite the subjects together with a new Lidl Supermarket to the immediate south.

Located in the East Tullis area of Aberdeen, the Ness Energy Project which completed in the early part of 2023, is one of the most state of the art energy facilities in the UK. The facility is forecast to have capacity of 150,000 tonnes of non-recyclable waste per annum and will export electricity to the national grid.

The assets benefit from an excellent tenant line up to include Halfords, Greggs and Domino’s.

## DESTINATION DRIVE TIMES

Location	Time	Distance
Aberdeen City Centre	13 mins	6.4 miles
Dundee	1 hr 9 mins	61 miles
Perth	1 hr 30 mins	81 miles
Edinburgh	2 hrs 27 mins	123 miles
Glasgow	2 hrs 33 mins	140 miles
Inverness	2 hrs 35 mins	112 miles



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## EPC

EPC available upon request.

## TERMS

Available on new full repairing and insuring lease.

## VAT

VAT will be payable where applicable.

## LEGAL COSTS

All parties will be responsible for their own legal costs incurred in the transaction.

## VIEWING & FURTHER INFORMATION

Please contact the joint letting agents:

**Coates & Co**  
Property Consultants and Chartered Surveyors

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