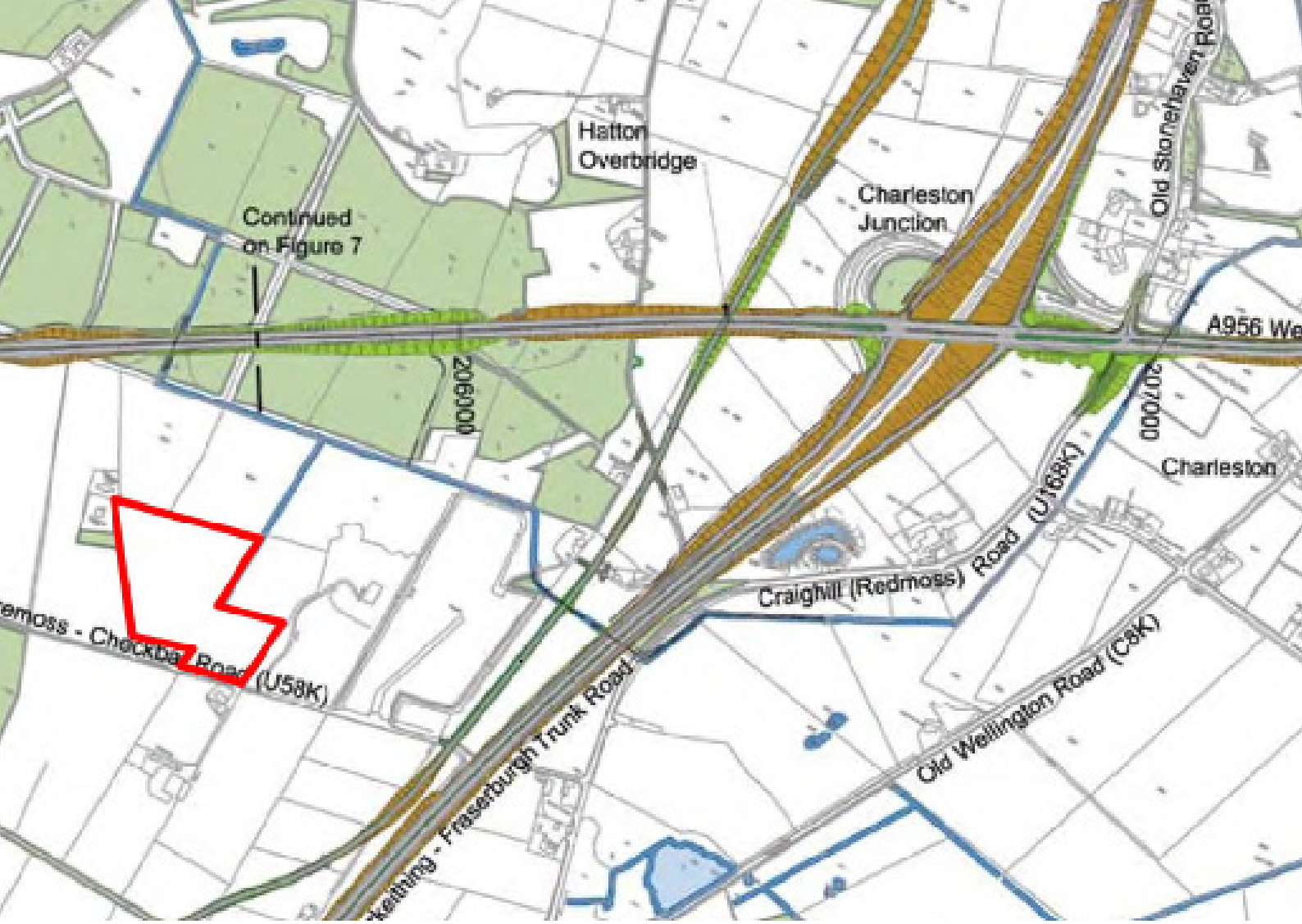


FG Burnett

To Let

Bankhead, Duffshill Road

Portlethen, Aberdeen, AB12 4RX

5.2 ha | 12.85 acres

- Industrial Site
- Designated for Waste Management & Associated Employment Uses

All enquiries:
01224 572 661
fgburnett.co.uk



Location

The subjects are located in a strategic position adjacent to the main A90 Aberdeen to Dundee trunk road, two miles north of the commuter town of Portlethen and five miles south of Aberdeen City Centre.

Situated on the west side of the A90 it benefits from direct road access both north and south. Transport links have been further enhanced with the opening of the AWPR, with slip road access immediately adjacent to the site.

The above plan shows the current layout of the site in proximity to the AWPR which has been provided for indicative purposes only.

Description

The site is approximately square in shape with immediate access off Duffshill Road. Main services will be available to the site and it will be enclosed by earth bunding approximately 3m in height.

The site will be scraped, serviced and ready for development.

Planning

The site is currently designated for Waste Management and Associated Employment Uses within the Aberdeenshire Local Development Plan 2012. A planning application has been submitted to obtain Planning Permission in Principle for the development of further waste facilities and associated employment uses. Further information can be provided to interested parties on application.

Site Area

The site has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and following approximate area calculated:-

Total	**5.2 ha**	**12.85 acres**

Lease Terms

Consideration will be given to a long term lease on terms to be agreed. Any long term commitment will require to incorporate provision for rent review at regular intervals.

Rent

On application.

Rateable Value

The site will require to be reassessed for rating purposes.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at

www.saa.gov.uk

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.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Viewings & Offers

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

Jonathan Nesbitt
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e: jonathan.nesbitt@fgburnett.co.uk

Hollie Stevenson
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