



FG Burnett

To Let

Barclayhill Place

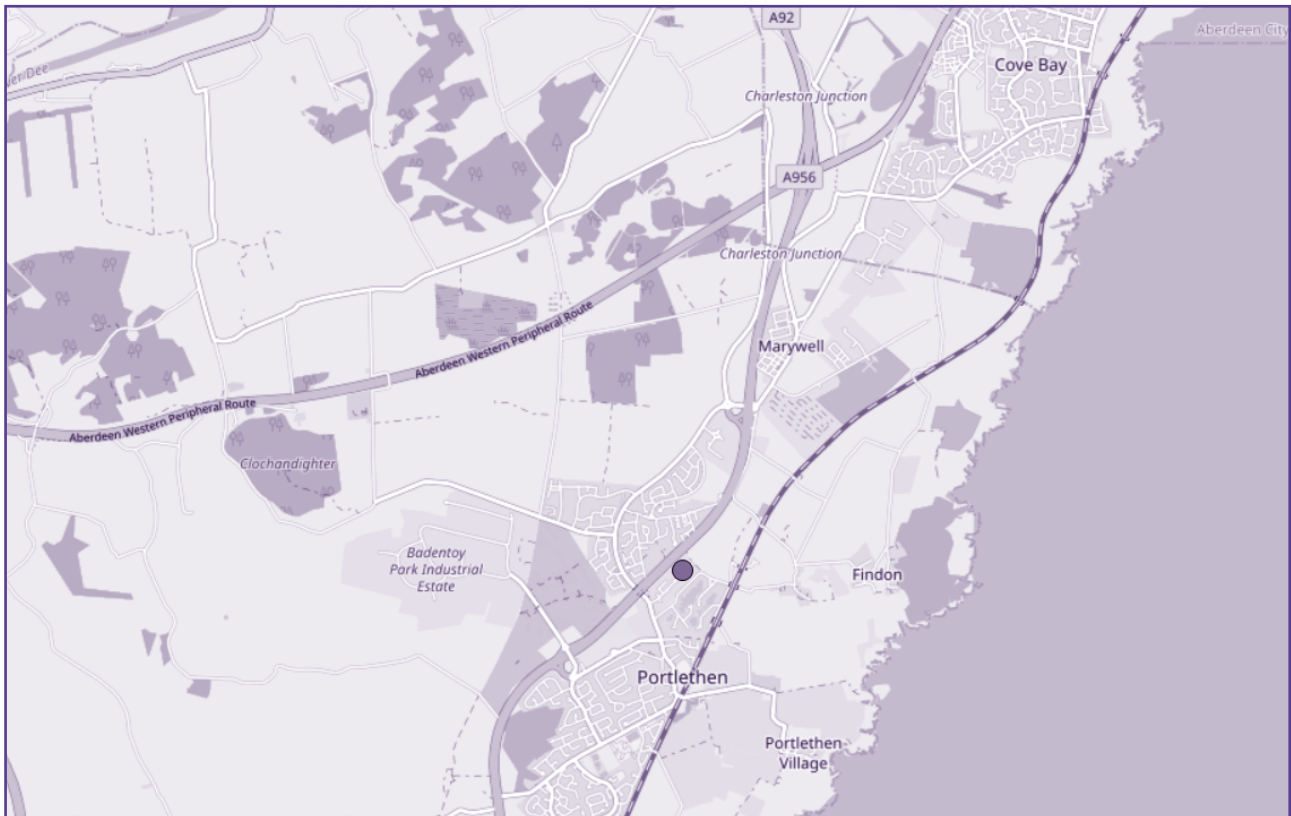
Portlethen, Aberdeen, AB12 4 PF
804.8 sq.m | 8,663 sq.ft

— Surplus Store / Warehouse

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

Portlethen is a well established office and industrial location situated approximately 7 miles south of Aberdeen City Centre on the A90 dual carriageway trunk road. Occupiers within Portlethen include Hunting, Ramco Oilfield Services, National Oilwell Varco UK Ltd, Schlumberger, Saltire and Baker Hughes.

Description

The store has a concrete floor, an eaves height of 6m, vehicular access via an electric access door, high bay lighting and an air line. Shared toilet facilities are available.

Yard

Tarmac surfaced and floodlit yard space can also be made available on terms to be agreed.

Floor Area

The subjects have been measured on a gross internal areas basis in accordance with the RICS Code of Measuring Practice (6th Edition):-

Total	804.8 sq.m	8,663 sq.ft
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Lease Terms

Flexible lease terms are available.

Rent

On application.

Rateable Value

The premises form part of a larger entry and will require to be reassessed.

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 verify all rating figures with the Local Authority.

Viewings & Offers

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

Jonathan Nesbitt

t: 01224 597 531

e: jonathan.nesbitt@fgburnett.co.uk

EPC

An EPC is available on request.

VAT

The rent 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

As part of our statutory obligations relative to AntiMoney Laundering, FG Burnett will require to undertake due diligence on an incoming occupier and will seek identification information at the appropriate time.

Entry

On conclusion of legal missives.

Adam Martin

t: 01224 597 527

e: adam.martin@fgburnett.co.uk

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No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.