



TO LET / FOR SALE

UNIT C

510m² / 5,488sqft

20 CAR PARK SPACES

BANKHEAD DRIVE | CITY SOUTH BUSINESS PARK | PORTLETHEN AB12 4XX

The Place to do
BUSINESS





LOCATION

City South is a prime location to the south of Aberdeen, around 5 miles from the city centre. City South benefits from excellent road connectivity and prominence and can be directly accessed via the A92.

- A range of high quality pavilions ready for occupation
- Suitable for Office, Retail, Nursery or Gym use
- 2 minute walk to Euro Garages;
 - filling station, convenience retail and pizza outlet open now
 - two drive-thru's coming soon

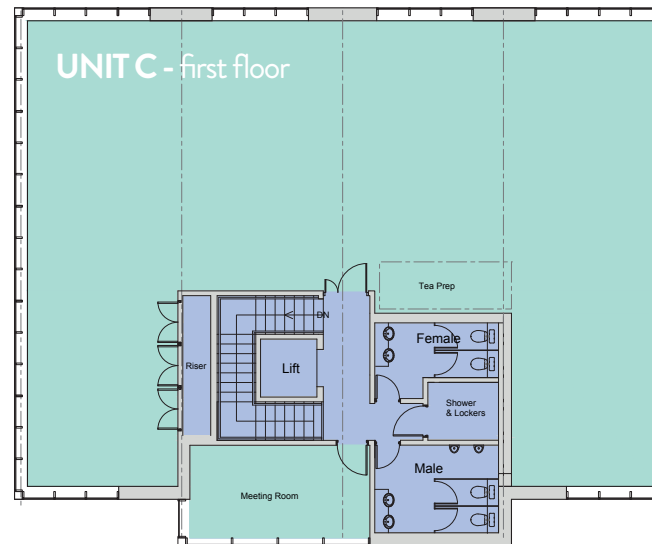
ACCOMMODATION

Unit C is a detached office pavilion prominently located at the entrance to City South, adjacent to the new KCA Deutag HQ.

The building is available to let as a whole or on a floor by floor basis.

FLOOR	AREA (Sq. M.)	AREA (Sq. Ft.)	CAR PARKING
Ground	255	2,744	10
First	255	2,744	10
TOTAL	510	5,488	20

FLOORPLANS



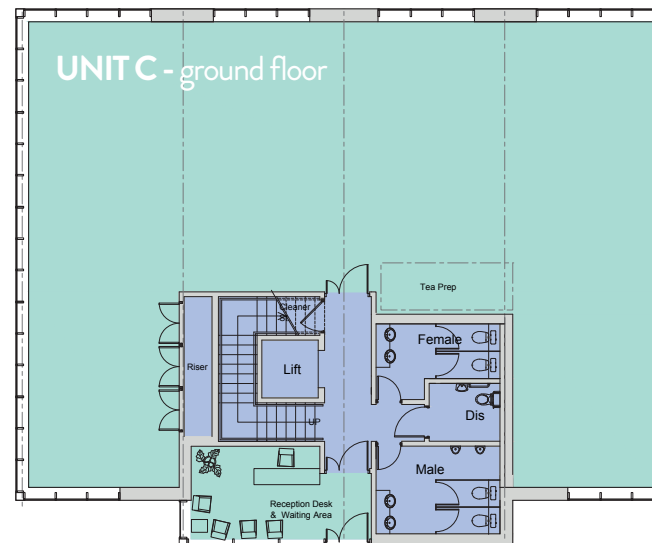
FIRST FLOOR

Gross

313m² / 3,368sqft

Net

255m² / 2,744sqft



GROUND FLOOR

Gross

313m² / 3,368sqft

Net

255m² / 2,744sqft



SPECIFICATION

All pavilions at City South are designed to the highest quality with a focus on sustainability, efficiency and occupier comfort. The layout and specification of the pavilions can be tailored to suit the end user, whether this be office, gym, nursery or retail.

Office finishes include:

- High quality external design
- Feature Double Height Entrance
- High speed passenger lift
- Flexible VRF comfort cooling system
- Raised Access Floors
- Luxury Finishes to WC and Shower
- Superfast Broadband connection available
- EPC 'B'



Image shown from previous complete unit for indicative purposes only.



TERMS

Unit C is available to lease or purchase;

Rental: £15 per sq.ft. with attractive incentive package

Purchase Price on application

VAT

All prices and rents quoted are exclusive of VAT.

BUSINESS RATES

The Rateable Value is TBC.

RATES DETAIL

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

ANTI-MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, the selling agents are required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and the selling agent will undertake the necessary 'Know Your Client' identity checks, to satisfy AML requirements when Heads of Terms are agreed.

VIEWING & FURTHER DETAILS

Please contact the joint agents to discuss your interest further or to arrange a viewing at City South.



Internal images shown from previous complete unit for indicative purposes only.



Interocean

acumen
ACCOUNTANTS & ADVISORS

BUILDING	SQ.FT.	SQ.M.	PARKING
A1	3,876	360	14
B	15,615	1,451	49
C	5,488	510	20

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citysouthaberdeen.com

Disclaimer: The information and images contained in this document are intended to convey the concept and vision for the City South, Aberdeen development. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished project. This document does not form part of any contract, nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to the City South, Aberdeen development or any of its related developments.

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