

Balnagask Retail Park Aberdeen

To Let

Retail warehouse
2,222 sq ft (206 sq m)



Substantial shared car parking

Potential to install a
mezzanine floor

Sales and storage area

Glazed pedestrian entrance



Balnagask Retail Park

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.

Location

Aberdeen is the Energy Capital of Europe with a population of 225,000 with a wider catchment of 500,000.

The premises are located on Wellington Road approximately 1.5 miles to the south of Aberdeen City Centre and on the main arterial route to the south of the city.

Neighbouring occupiers include Greggs, Domino's and Halfords.

Property owned by **Mileway**

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

EPC

EPC available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring lease.

Legal Costs

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

Viewing / Further Information

Please contact:



F G Burnett

Richard Noble

Richard.noble@fgburnett.co.uk
01224 597 528

Knight Frank

Scott Hogan

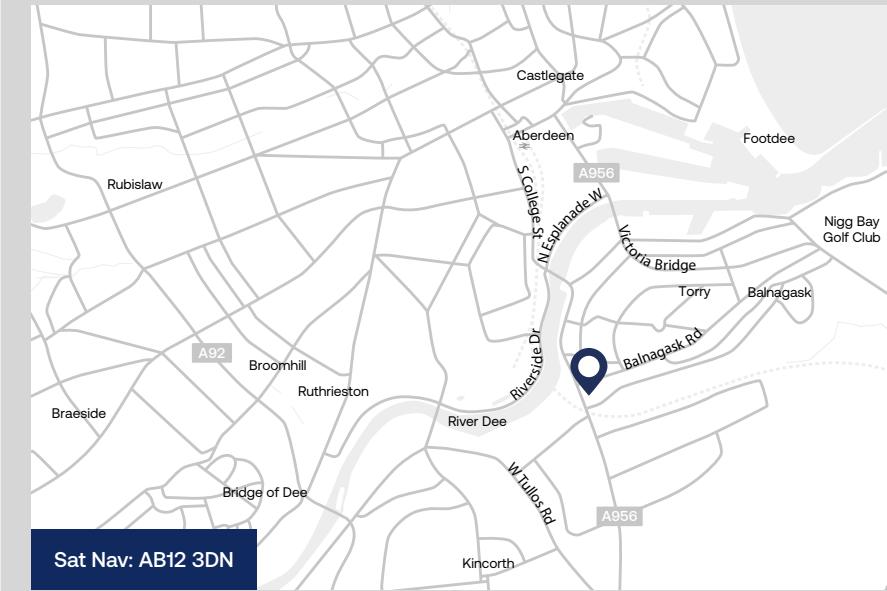
Scott.hogan@knightfrank.com
01224 415 956

Daniel Mitchell

Daniel.Mitchell@fgburnett.co.uk
01224 597 539

Eric Shearer

Eric.shearer@knightfrank.com
01224 415 948



Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Unit 65B	2,222	206

Mileway