

Portlethen Industrial Estate Aberdeen

Available to Let

Modern industrial units

Unit 6: 2,827 sq ft (263 sq m)

Unit 8: 2,816 sq ft (262 sq m)



Modern refurbished unit



6.4m eaves height



Roller shutter doors



Secure yard space



Close access to A90

Portlethen Industrial Estate, Aberdeen

Barclayhill Place, Portlethen Industrial Estate, Aberdeen, AB12 4PG



Description

Portlethen Industrial Estate comprises nine modern industrial units arranged across two terraces with ancillary office accommodation and associated car parking. The subjects are of steelportal frame construction with blockwork dado walls and profile metal cladding above. The roofs are pitched and similarly clad incorporating translucent panels. Internally the workshop benefits from a painted concrete floor, LED lights, roller shutter doors, and eaves height of approx. 6.4m. Unit 6 benefits from a secure yard area extending to approx. 2,136 sq ft (198 sq m).

Location

The Estate is a well-established, popular business location, situated approximately seven miles south of Aberdeen. Road transport links are excellent to both the north and south of Aberdeen via the A90 Aberdeen to Dundee trunk road which is positioned adjacent to the estate. Portlethen has its own train station with a regular service running to Aberdeen city centre.

Property owned by **Mileway**

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EPC

EPC available upon request.

Terms

Available on new full repairing and insuring lease

Viewing / Further Information

Please contact:



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VAT

VAT will be payable where applicable.

Legal Costs

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

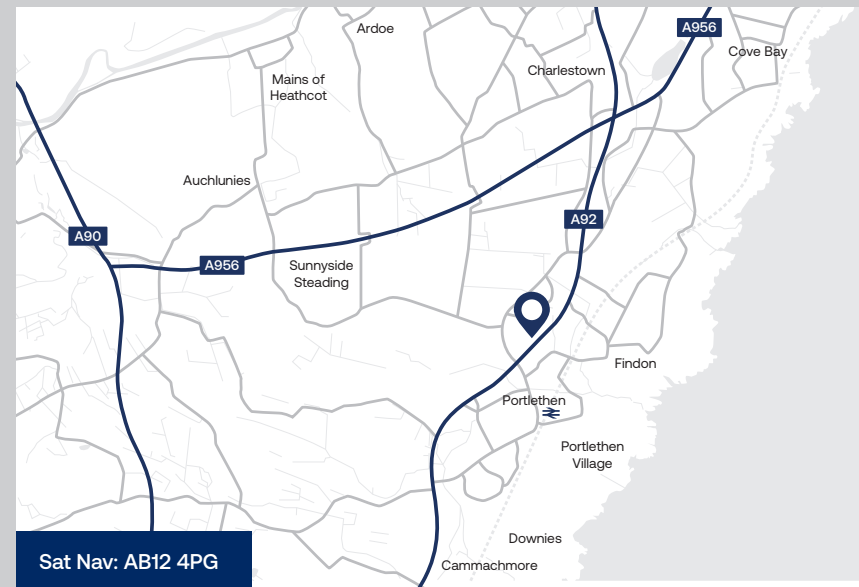


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Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Unit 6	2,827	263
Unit 8	2,816	262

Mileway