



Office
**BADENTOY BUSINESS
CENTRE**

Badentoy Business Park, Portlethen,
AB12 4YD

- Business Park location
- Use Class 4 (Business)

From £380 per month

FOR LEASE

Contact Details
Telephone: 07876 443435
Email: karen.pugh@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

BADENTOY BUSINESS CENTRE

AB12 4YD

Location:

Badentoy Business Centre is located close on Badentoy Business Park which is close to the town centre. Portlethen is situated approximately 8 miles south of Aberdeen. The established Badentoy Business Park is a short distance west of the A90 Aberdeen to Dundee trunk road.

Nearby there is Portlethen Golf Course, Asda supermarket and other national and local retailers offering good amenities within walking distance or a short drive.

Description:

The Business Centre comprises two storey office accommodation of various sizes.

Accommodation:

Badentoy Business Centre has 14 offices ranging in size from 154 to 581 square feet or thereby measured on a net internal basis.

Central toilet facilities (ladies, gents and disabled) and a kitchen / tea prep area are available for the use of all occupiers.

Services:

The property is served with mains water, electricity and drainage. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services ie. water is mainly a central service provision rather than within individual offices.

Energy Performance Certificate (EPC):

An EPC is available on request.

Contact Details
Telephone: 07876 443435
Email: karen.pugh@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

BADENTOY BUSINESS CENTRE

AB12 4YD

Council Tax Banding/Rating Information:

Business Rates: The Valuation Roll shows a rateable value for each office within Badentoy Business Centre, more information is available from

www.saa.gov.uk.

The incoming tenant will be responsible for Business Rates but may qualify for relief through the Small Business Bonus Scheme. Further information is available on the Council's website:

<https://www.aberdeenshire.gov.uk/business/businessrates/>

Interested parties should seek advice or make their own enquiries with our Business Rates team on 01346 415824 or

business.rates@aberdeenshire.gov.uk.

Planning:

It is understood that the premises currently has permission for use within Use Class 4 (Business) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However, it is the incoming tenants responsibility to ensure the subjects are suitable for their purpose. Interested parties should seek advice or make their own enquiries whether their intended use would fall within the definition of this class.

Rent & Service Charge:

A combined rent and service charge of £30 / sq ft per annum. VAT will be chargeable on the rent and service charge.

The service charge includes cleaning of common areas, electricity usage, car parking and grounds maintenance, building insurance and maintenance.

The rent and service charge are set for a period of 12 months with an annual fixed 5% increase.

Lease Terms:

Month to Month Lease term with either party having option to terminate at any time by providing one months notice in writing.



Viewing Arrangements:

To arrange a viewing please contact:

Contact Details

Telephone: 07876 443435

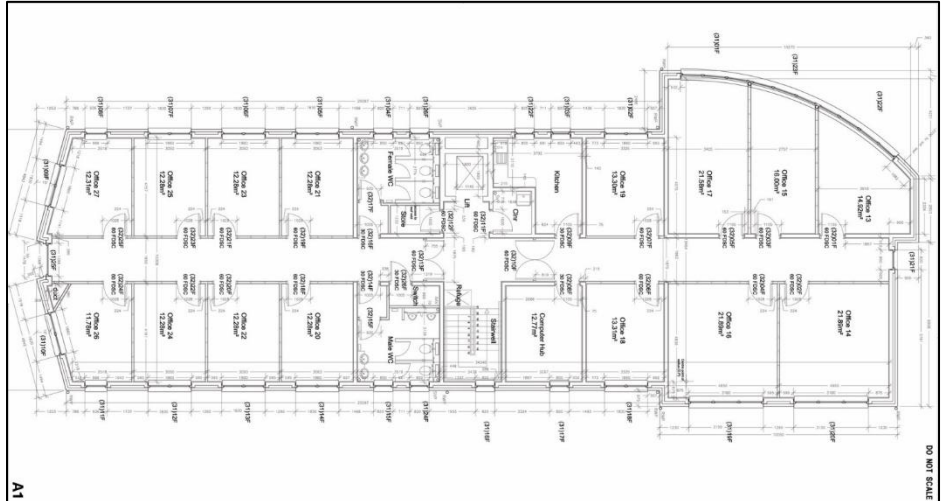
Email: karen.pugh@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/property

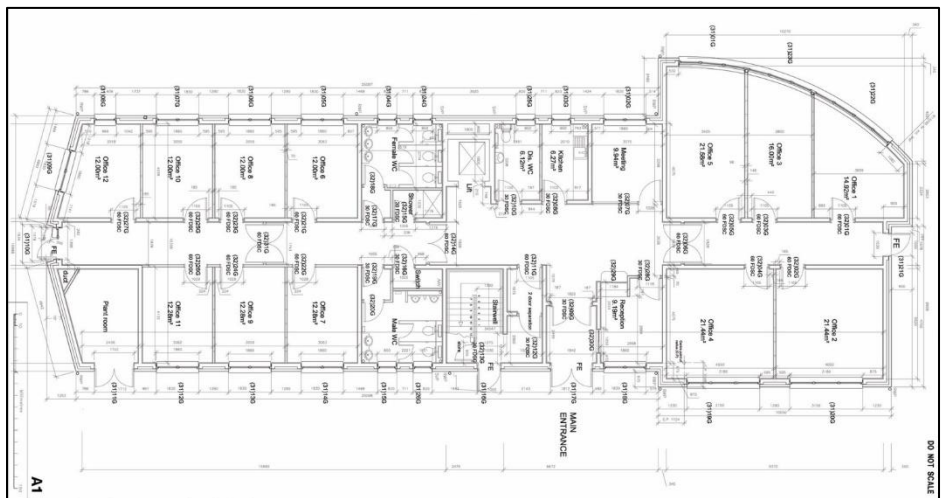
BADENTOY BUSINESS CENTRE

AB12 4YD

First Floor Plan:



Ground Floor Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Contact Details
Telephone: 07876 443435
Email: karen.pugh@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

Date of publication: October 2024