Aberdeenshire COUNCIL



Modern Industrial Unit with Office

UNIT 5 PIPER ALPHA BUSINESS CENTRE

Badentoy Place, Portlethen, AB12 4YF

Workshop with Office

- GIA: 99.03 sq.m.(1,066 sq.ft.) or thereby
- Flexible Lease
- Established Business Location

Rent £15,000 p.a.

FOR LEASE

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

Location:

The property is located within Piper Alpha Business Centre, Badentoy Place, Portlethen, a short distance east of the Aberdeen to Dundee trunk road and 3 miles south of the Aberdeen Western Peripheral Road Fastlink. Portlethen is a popular town located approximately 8 miles south of Aberdeen. The approximate location is shown on the Location, Town and Site plans.

Description:

The property comprises an end terraced workshop unit of steel portal frame construction, with concrete block walls and floor. The roof is pitched with profile sheet cladding and translucent roof panels. Vehicular access is provided by a steel roller shutter door; a separate pedestrian door provides personnel access. Internally the unit provides workshop space together with an offices and toilet facilities. Common car parking is available at the front of the property.

Accommodation:

The accommodation comprises:

Workshop	35.02 sq.m.	(377 sq. ft.) or thereby
Office	64.01 sq.m.	(689 sq. ft.) or thereby
Total	99.03 sq.m.	(1,066 sq.ft) or thereby

The foregoing measurements have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Services:

We understand the property is served with mains water, electricity and drainage. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

Energy Performance Certificate (EPC):

EPC available on request. The property has an EPC rating of Band D.

Council Tax Banding / Rating Information:

The Valuation Roll shows a rateable value for the property of £12,250 with effect from 1st April 2026.

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/business-rates/

Interested parties should seek advice or make their own enquiries with our business rates team on 01346 415824 or business.rates@aberdeenshire.gov.uk.

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

Planning:

The industrial unit is being offered for lease on the basis of uses falling within Class 4, 5 & 6 of the Use Classes (Scotland) Order 1997, however interested parties should seek advice or make their own enquiries as to whether their intended use would fall within the definition of this class. Enquiries should be direct to:

Stonehaven office – Kincardine and Mearns and Marr Teams, Viewmount, Arduthie Road, Stonehaven, AB39 2DQ

Tel: 01467 534333

Email: planning@aberdeenshire.gov.uk

Price:

Rent £15,000 per annum

VAT:

All prices, rents and premiums quoted are exclusive of VAT. VAT will be payable on the rent.

Lease Terms:

Aberdeenshire Council is seeking to lease the property on a six year internal repairing and insuring basis, incorporating a rent review after the third year. There will be options for the tenant to terminate at the end of the 1st, 2nd and 3rd years, subject to a penalty payment of 15% of the annual rent. No service charge is applicable.

Legal Costs:

In the usual manner, the ingoing tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registrations dues.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangement/Offers:

To view the property or for further information please contact Estates Admin:

01467 469261

estates@aberdeenshire.gov.uk

Any persons who wish to submit an offer to lease the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

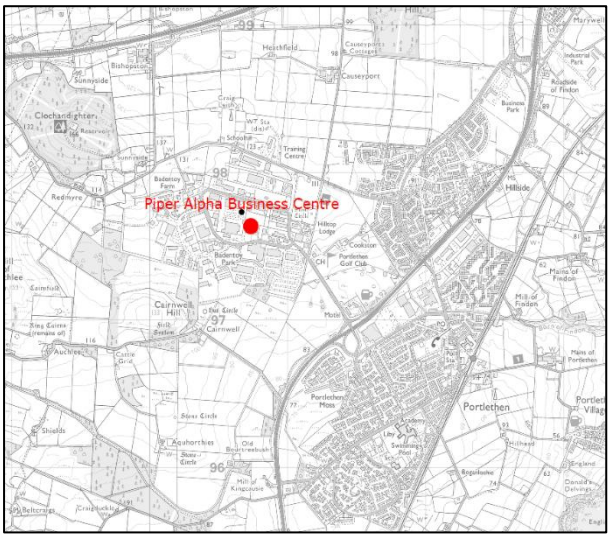
In the event a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

All offers should be submitted in Scottish Legal Form. The Council is not bound to accept the highest or indeed any offer.

Viewing Arrangements:
To arrange a viewing please contact:

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

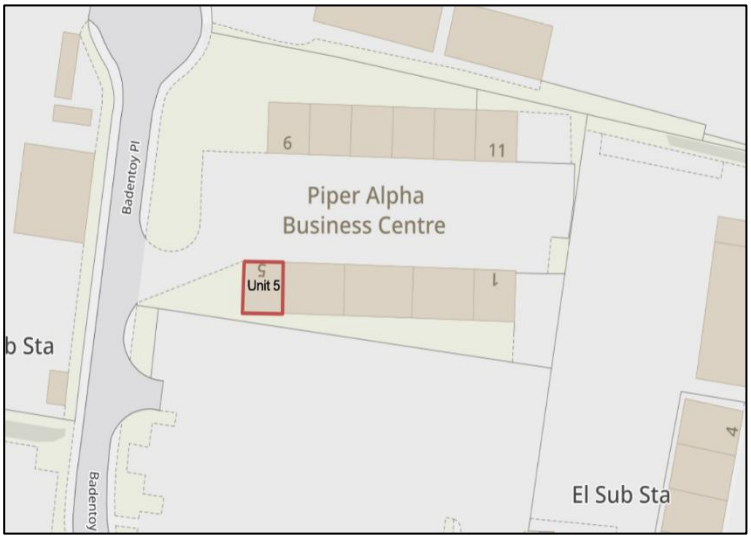
Town Plan:



Location Plan:



Site 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: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

Date of publication: November 2026