

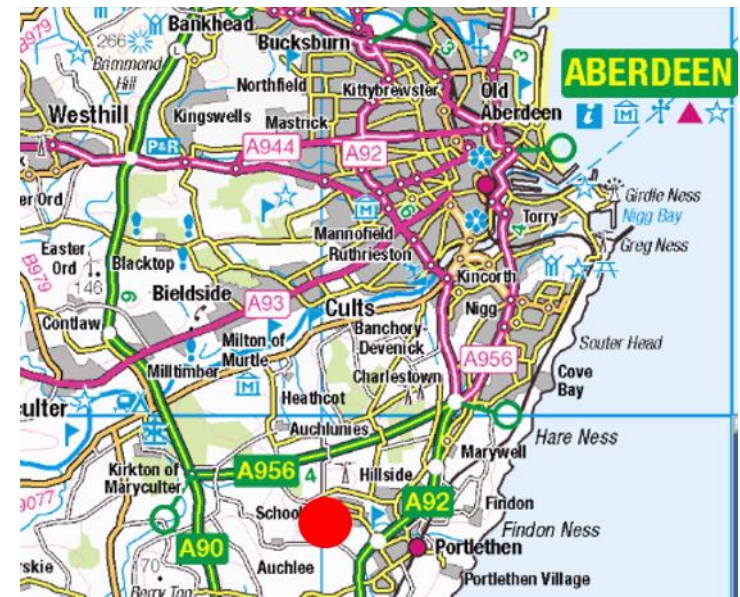


# AVISON YOUNG

## 67,376 sq ft Unit To Let

Wallace Facility,  
Badentoy Avenue  
Portlethen, Aberdeen,  
AB12 4YB

- 67,376 sq ft high specification industrial facility
- Two storey office accommodation
- Secure gated site with large concrete yard and dedicated parking
- 3 electric roller shutter doors
- Located in well established industrial estate
- Immediate access to the motorway network



## To Let

## Location

Badentoy Avenue is located within a well established industrial estate in Portlethen, an area on the south side of Aberdeen. Badentoy Industrial Estate benefits from excellent transport links being in close proximity to the A90. This provides links to Aberdeen city centre as well as access to the major road networks. The Aberdeen Western Peripheral Route (AWPR) lies 3.5 miles from the subjects.

In addition to excellent road links, the subjects benefits from Aberdeen being home to an international airport and harbour providing excellent international connectivity.

Occupiers based within Badentoy Park include Baker Hughes, KCA Deutag, Saltire Energy, Hunting Energy, Maersk and Schlumberger.

## Description

The property comprises a high quality, purpose built, distribution facility of steel portal frame with profile metal clad elevations under a pitched profile metal clad roof. The property offers a modern warehouse with 3 electrically operated roller shutter doors.

The property benefits from adjoining high quality two storey office accommodation with person passenger lift access. The offices provide open plan accommodation with male, female and accessible toilets as well as a canteen area.

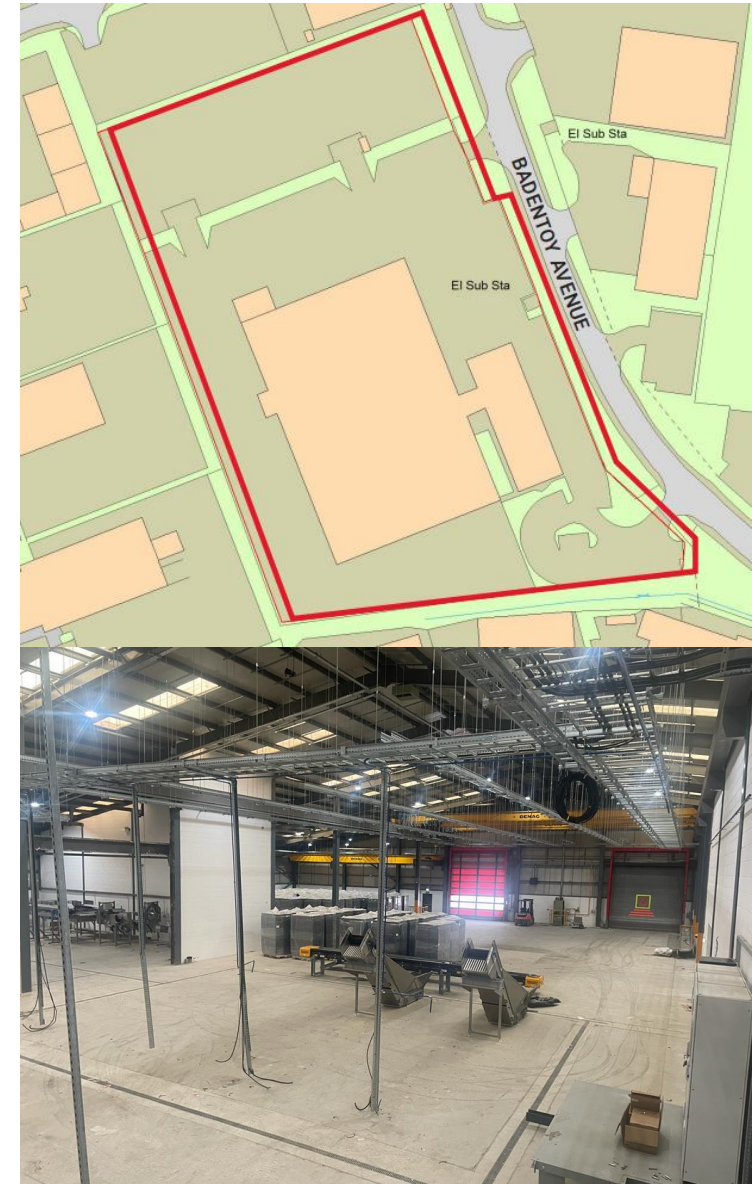
Badentoy Avenue is a secure site with perimeter palisade fencing and secure gated entrance. The premises benefits from a generous concrete and hardcore surfaced yard with and there is approximately 127 car parking spaces including 4 disabled spaces.

- 3 electrically operated roller shutter doors
- Perimeter fencing, secure site
- Extensive concrete surfaced yard
- Secure parking facility
- 5.8m min eaves
- Apex height of 11m
- 3 phase electric
- 10 tonne crane

**The office accommodation** comprises approximately 14,525 sq ft and benefits from the following:

- Double glazed windows
- Lift access
- Male, female and accessible toilets
- Suspended ceiling
- Gas central heating
- Canteen area

## Wallace Facility, Badentoy Avenue Portlethen, Aberdeen, AB12 4YB



## To Let

## Wallace Facility, Badentoy Avenue Portlethen, Aberdeen, AB12 4YB



Accommodation	Sq ft
Warehouse	50,335
Office	14,525
Office Link	897
Training Room	1,619
<b>Total</b>	<b>67,376</b>

### Energy Performance

An up to date EPC is available upon request.

### Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

### Rateable Value

The current Rateable Value of the subjects is £505,000. All parties should make their own enquiries.

### VAT

All prices quoted are exclusive of VAT.

## Terms

The unit is currently leased until 15 February 2044, with a Tenant break option in February 2034. The current passing rental is £460,000 per annum. The subject are available by way of sublease or assignation.

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

To find out more,  
scan the QR code



For further information or to arrange a viewing, please contact:



**Peter Fraser**  
+44 (0)07702 759 149  
[Peter.Fraser@avisonyoung.com](mailto:Peter.Fraser@avisonyoung.com)

**Andrew Morrison**  
+44 (0)7984 632 594  
[Andrew.Morrison@avisonyoung.com](mailto:Andrew.Morrison@avisonyoung.com)



**Iain Landsman**  
+44(0)7880 480 298  
[Iain.Landsman@hm-re.co.uk](mailto:Iain.Landsman@hm-re.co.uk)



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Date of publication: October 2023



[avisonyoung.co.uk](http://avisonyoung.co.uk)