

# Portlethen Industrial Estate

Aberdeen, AB12 4PG

Warehouse | 2,779 - 2,828 ft<sup>2</sup>



Roller shutter doors



On-site parking



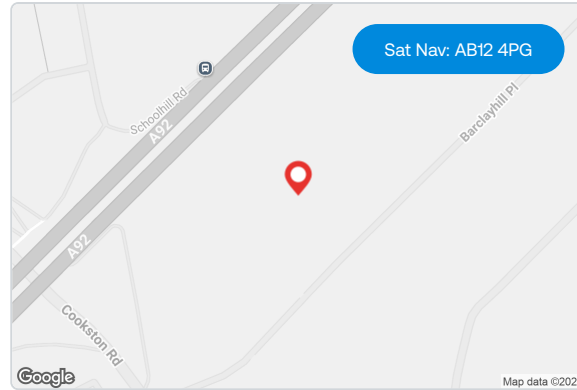
LED Lighting



Close to A92

Under refurbishment





## Description

With its convenient location just south of Aberdeen, Portlethen Industrial Estate is a popular business location with excellent transport links. There are nine modern industrial units which are arranged across two terraces with ancillary offices. The units are of steel portal frame construction with blockwork dado walls and profile metal cladding above. The pitched roofs incorporate translucent panels. Inside, the workshops benefit from a painted concrete floor, LED lights and access via roller shutter doors. Externally, the estate offers car parking.

## Location

The estate is a well-established, popular business location, situated approximately seven miles south of Aberdeen Road. There are excellent transport links 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.

## Further information

### EPC

Unit 2 : D, Unit 8 : C, Unit 9 : E

### Terms

Available on new full repairing and insuring leases.

### Legal costs

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

## Book a viewing

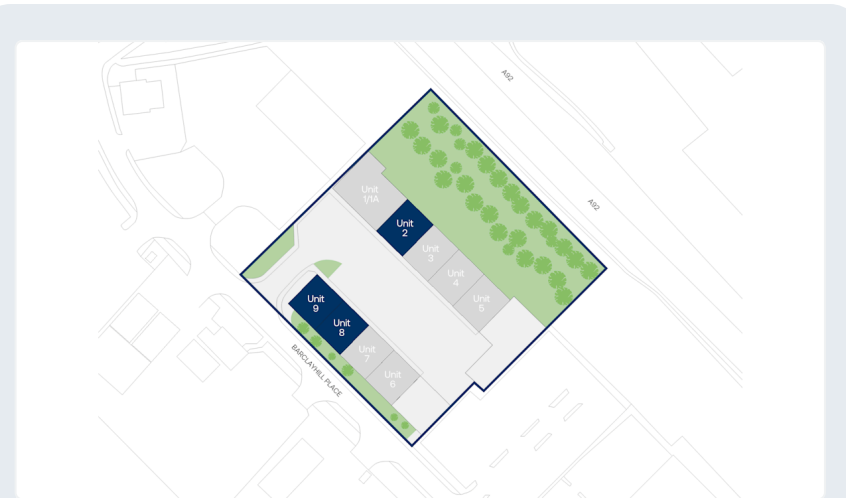
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## Accommodation:

| Unit         | Property Type | Size (sq ft) | Availability |
|--------------|---------------|--------------|--------------|
| 2            | Warehouse     | 2,779        | Immediately  |
| 8            | Warehouse     | 2,816        | Immediately  |
| 9            | Warehouse     | 2,828        | Immediately  |
| <b>Total</b> |               | <b>8,423</b> |              |

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