

INDUSTRIAL TO LET

# Wallace Facility

 **HUTCHEON  
MEARNS  
REAL ESTATE**



Badentoy Avenue, Badentoy Park, Portlethen, Aberdeenshire, AB12 4YB  
6,259.38 SQ M (67,376 SQ FT)

## LOCATION

The Wallace Facility is located on Badentoy Avenue within Badentoy Industrial Estate, a well established industrial area on the south side of the city. The property is located in close proximity to the A90 which provides excellent transport links to the city centre, north and south.



## DESCRIPTION

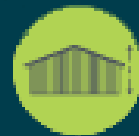
The subjects comprise a modern high quality detached industrial facility with 2-storey offices.

The building was constructed in 1999 and is of steel portal frame with insulated profile metal clad elevations under a pitched profile metal clad roof.

The two-storey office provides predominantly open plan accommodation over ground and first floor level. The offices, which have recently been refurbished, comprise a modern specification with CAT2 lights, gas central heating, double glazed windows and a floor-to-ceiling height of 2.4 metres. Each floor is served by an 8 person lift and has staff welfare facilities on each level.

The workshop benefits from painted blockwork walls and concrete floor, high bay LED lighting and is accessed via 3 electric access level roller doors. The warehouse is split into a number of separate bays.

Externally, there is a large open storage yard area to the side of the property which is a mixture of concrete and hardcore surfaced finish and is secured with palisade fencing with double entrance swing gates. The remainder of the site to the front of the building provides for 127 car parking spaces.



5.8 metre eaves height



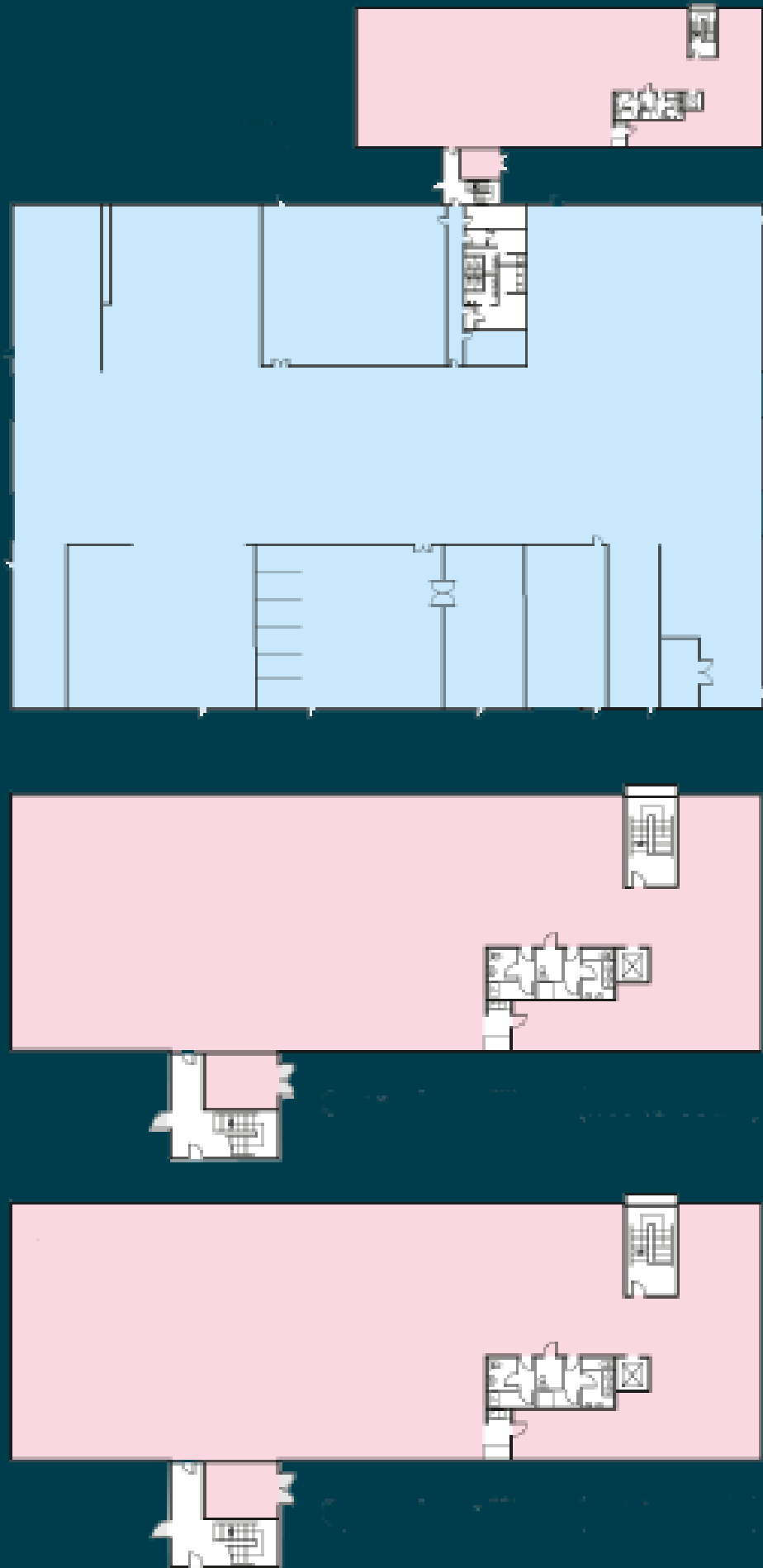
10 tonne, 5 tonne and 2 tonne overhead cranes



3. no electric roller shutter doors



Secure site with dual access



## ACCOMMODATION

The premises extend to the following approximate gross areas:

| Description   | Sq M            | Sq Ft         |
|---------------|-----------------|---------------|
| Workshop      | 4,676.24        | 50,335        |
| Office        | 1,349.41        | 14,525        |
| Office Link   | 83.33           | 897           |
| Training Room | 150.41          | 1,619         |
| <b>TOTAL</b>  | <b>6,259.38</b> | <b>67,376</b> |
| Concrete Yard | 5,056.89        | 54,432        |
| Hardcore Yard | 5,638.00        | 60,687        |

## LEASE TERMS

The premises are currently leased until 15 February 2044, with a tenant break option in February 2034.

The current passing rental is £460,000 per annum.

Our client's intention is to assign their leasehold interest, although consideration will be given to shorter term sub-leases.

## ENTRY

Immediate upon conclusion of missives

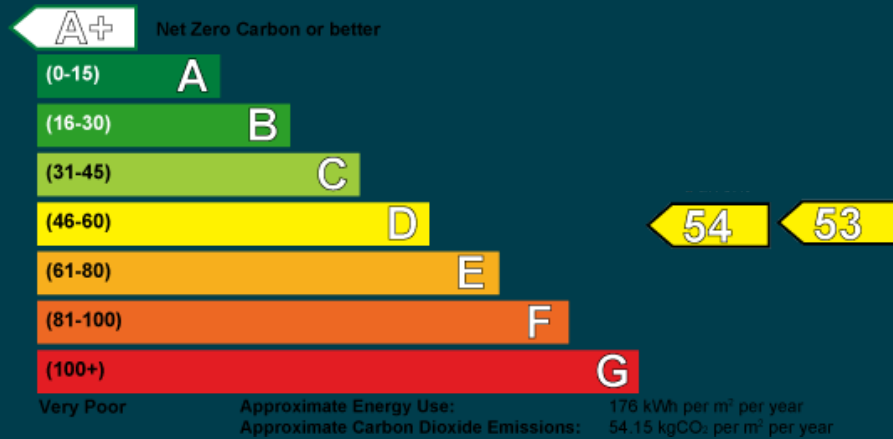
## VAT

All prices quoted are exclusive of VAT.

## RATEABLE VALUE

£505,000 effective from 1 April 2023.

## ENERGY PERFORMANCE CERTIFICATE



## OFFERS & VIEWINGS

For further information or to arrange a viewing please contact the joint marketing agents.

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December 2023

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