



CULTS BUSINESS PARK

 Station Road, Cults
Aberdeen, AB15 9PE

High quality commercial units situated within a well established business park providing space that works for you. **Units Available from 845sq.ft. to 3,182sq.ft.**



ONLY 4 UNITS REMAINING



WATCH FLYOVER

LOCATION

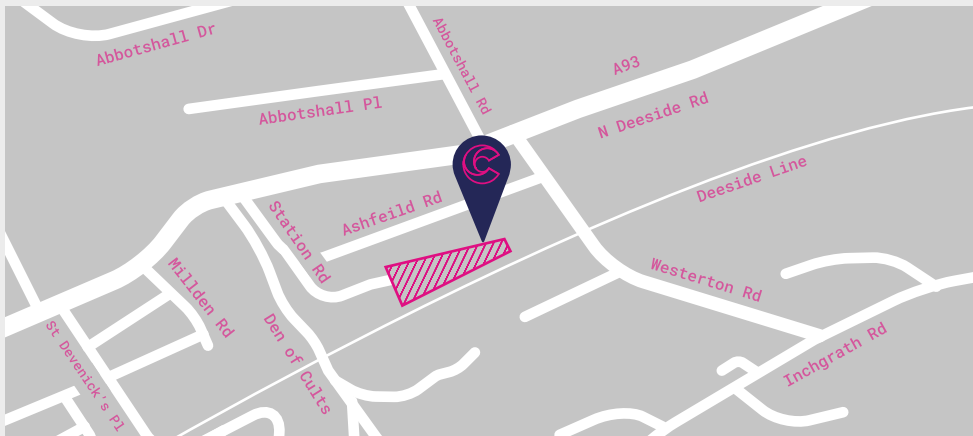
The subjects are situated in Cults Business Park, Cults, which is accessed from Station Road, off North Deeside Road and provides excellent access to local amenities. The business park benefits from being only 5 miles west of Aberdeen city centre.

Cults is a well-established residential area of Aberdeen. It has benefitted from its proximity to the Aberdeen Economy and enjoys a best of both luxury with the rural lifestyle accompanied with advantages less than 15 minutes drive away. The popular recreational Deeside Way line is immediately adjacent.

Occupiers in close vicinity include; Boxcar Coffee (immediately next door), Costa Coffee, Dominos, Subway, Tesco Express, Sainsburys, Cults Pharmacy and The Cults Hotel.

Occupiers within the business park include; Mackinnons Solicitors, Motorwerks, Revive Health and Fitness and Cross Fit SAR.

The exact location of the property is shown on the street plan provided.



DESCRIPTION

The development comprises an attractive terrace of eight high-quality single-storey commercial units, complemented by two detached units. All buildings feature pitched roofs, dedicated car parking, and thoughtfully designed landscaping, creating a smart and welcoming business environment.

Unit 3 is currently a studio with a small office and wc. Units 5 & 6 and Unit 7 offer versatile warehouse accommodation with integrated office space and WC facilities, ideal for a range of commercial occupiers. Unit 10 provides newly refurbished, modern office space additionally benefits from approved leisure use, accommodation and offering excellent flexibility for occupiers.



MEASUREMENT TABLE

Unit No.	Unit type	sq.m	sq.ft.
3	Warehouse	78.5	845
5&6	Warehouse	187.60	2,019
7	Warehouse	108.00	1,163
10	Office Leisure	139.70	1,504





UNITS 5&6

Units 5&6 provide a refurbished double commercial unit with two new up and over doors. The unit benefits from excellent natural lighting via two sets of large double glazed aluminium windows and doors. The unit has been fitted with a new office with carpets, painted plaster board walls and LED lighting. The unit also benefits from an accessible WC.



UNIT 7

Unit 7 offers a refurbished commercial unit with a new up and over door. The internals of the unit provide warehouse space with an office with carpeted floors, painted plasterboard walls, LED lighting and wall mounted heating. The office space benefits from excellent natural lighting via large double glazed aluminium windows. The unit has been fitted with a new accessible wc.

UNIT 10

Unit 10 offers refurbished accommodation in a detached, prominent unit at the front of the Business Park. The internals of the unit provide open plan office space with carpeted floors, painted plasterboard walls, LED lighting and WC and tea prep facilities. The unit benefits from excellent natural lighting via large double glazed aluminium windows on two elevations. Unit 10 benefits from dual office and leisure use.



ADDITIONAL INFORMATION

Lease Terms

The accommodation is available to let on full repairing and insuring terms. Any medium-long term lease will provide for periodic rent reviews.

Rental

Information of the quoting rents is available on application.

Energy Performance Certificate

A copy of the EPC shall be available upon request.

VAT

All figures quoted are exclusive of VAT.

Rateable Value

The subjects are currently entered in the Assessor's Valuation Roll as stated within the table below.

Premises	Rateable Value	Benefit schemes potentially available
Unit 3	£12,500 effective from 1st April 2023	May benefit from Small Business Bonus Scheme.
Unit 5&6	£12,750 effective from February 2025	May benefit from Small Business Bonus Scheme and benefit from Fresh Start Relief.
Unit 7	£9,000 effective from 14th February 2025	May benefit from Small Business Bonus Scheme and benefit from Fresh Start Relief.
Unit 10	£25,000 effective from 1st April 2023	Tenant will have the ability to appeal the current rateable value

Legal Costs

Each party will be responsible for their own legal expenses, together with LBTT and Registration Dues.



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For further information or to arrange a viewing please contact the joint letting agents:

Ryden.co.uk

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