



# CULTS BUSINESS PARK



Station Road, Cults  
Aberdeen, AB15 9UK

Commercial and leisure units situated within well established business park.  
**Units available from 848sq.ft. - 3,182sq.ft.**



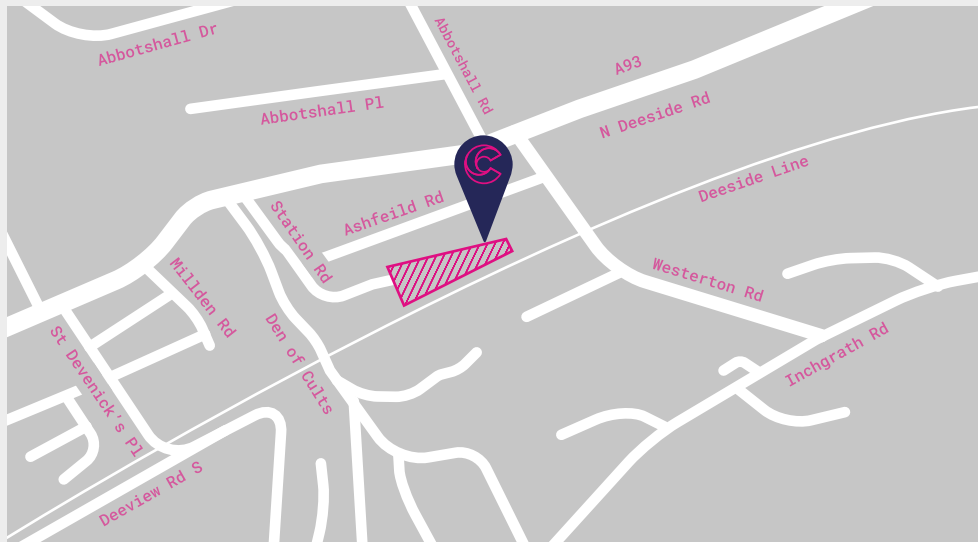
## LOCATION

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.

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



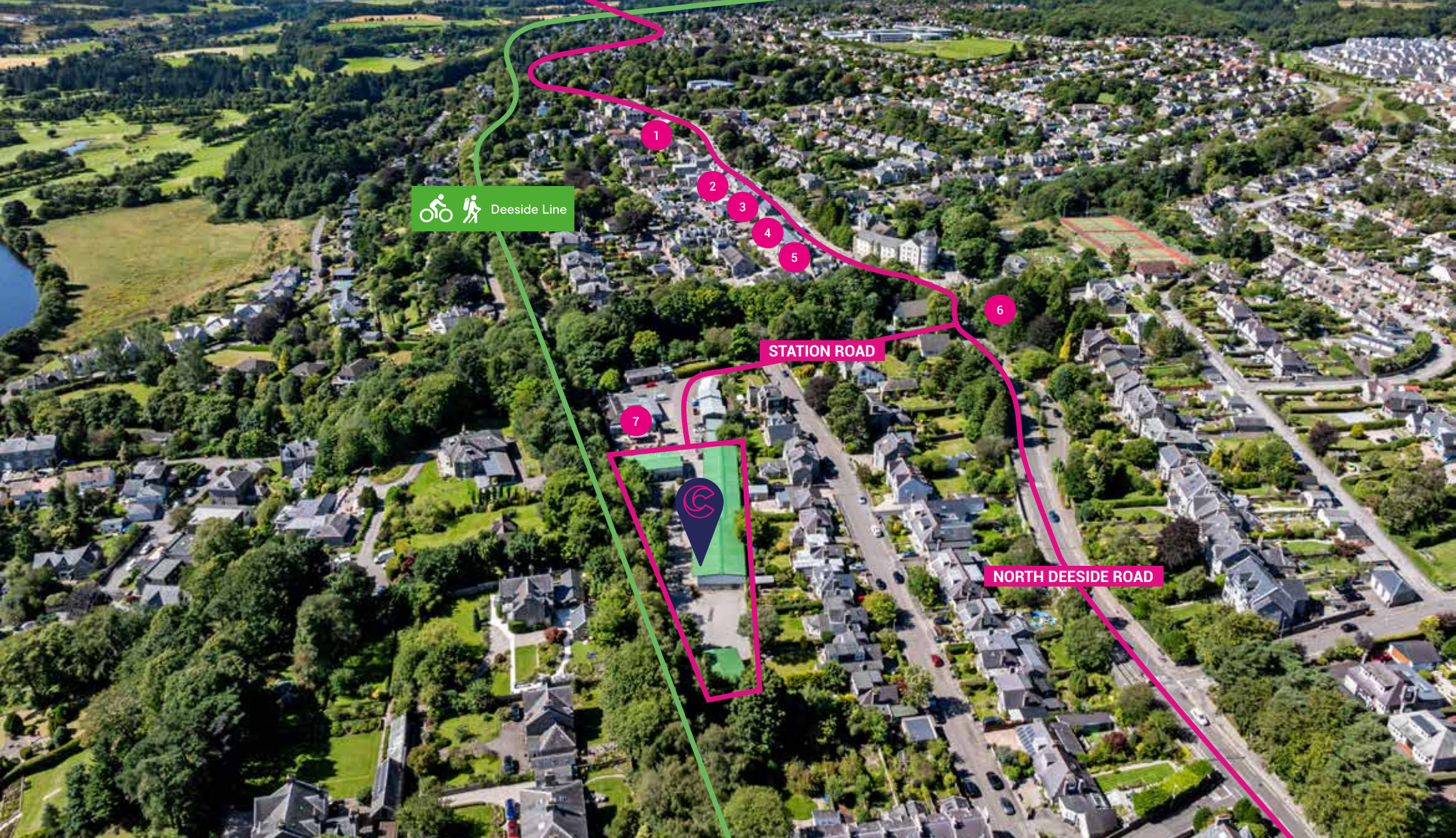
## DESCRIPTION

The development comprises a terrace of 8 single storey commercial units with a further two detached units, all with pitched roofs, communal car parking and attractive landscaping.

The available units (except unit 10) each provide fully refurbished commercial accommodation with LED lighting throughout, insulated roller shutter doors and welfare facilities being provided.



Unit 9

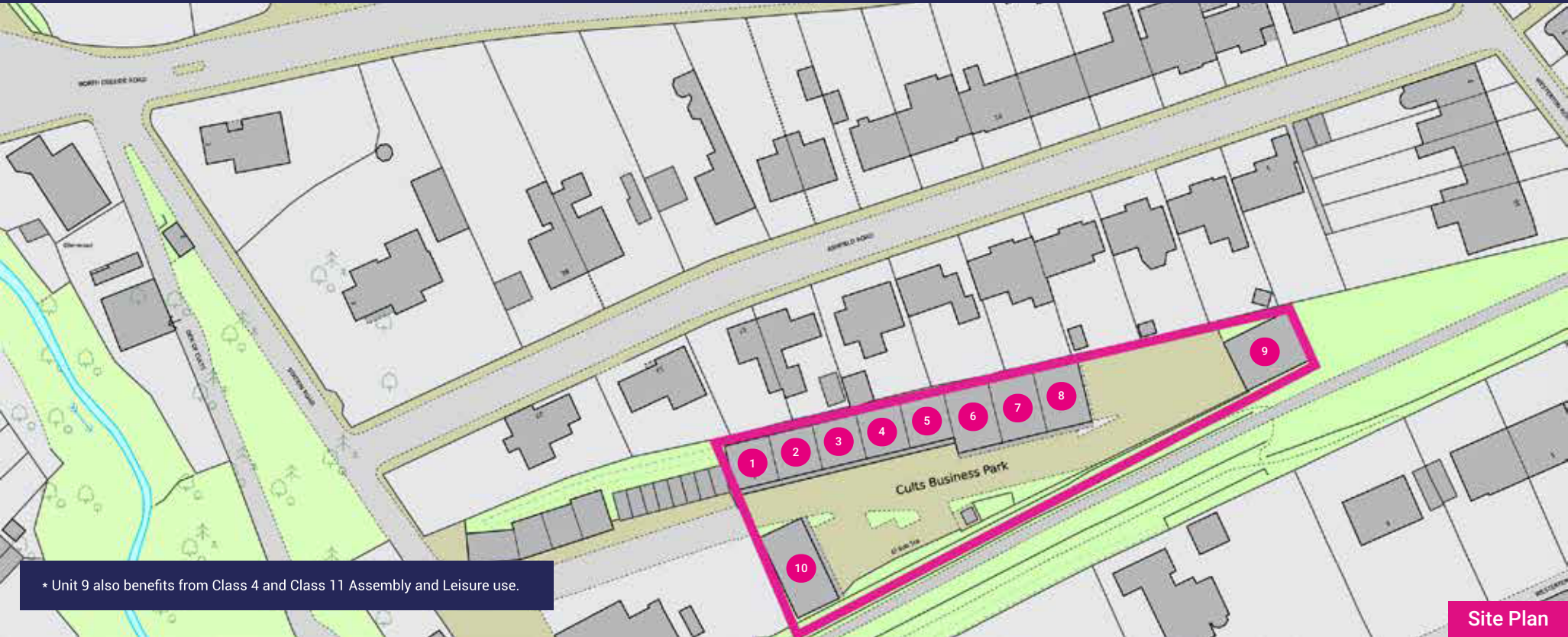


# SURROUNDING OCCUPIERS

1. 
2.   
Cults Pharmacy
3. 
4. 
5. 
6. 
7. 

# MEASUREMENT TABLE

Unit No.	Unit type	sq.m	sq.ft.
1 & 2	Office	Mackinnons Solicitors	
4	Warehouse	Revive Health and Fitness	
5, 6	Warehouse	187.6	2,019
7	Warehouse	108.1	1,163
8	Warehouse	Motorwerks	
9 *	Warehouse	140.1	1,507
10	Office	136.6	1,470



\* Unit 9 also benefits from Class 4 and Class 11 Assembly and Leisure use.





## 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.



## 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

A number of the units benefit from a Rateable Value that falls under the Small Business Bonus Scheme threshold – further details can be provided upon request.

---

### Legal Costs

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



# CULTS BUSINESS PARK

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

---

**Ryden**.co.uk

Paul Richardson  
07789 986 141  
Paul.Richardson@ryden.co.uk

Dan Stalker  
07887 751 090  
Daniel.Stalker@ryden.co.uk

**GRAHAM + SIBBALD**

Chris Ion  
07717 425 298  
Chris.Ion@g-s.co.uk

Euan Rolland  
07825 875 303  
Euan.Rolland@g-s.co.uk