



CULTS BUSINESS PARK



Station Road, Cults
Aberdeen, AB15 9UK

Commercial and leisure units situated within well established business park.
Units Available from 1,163 sq. ft to 3,182 sq.ft.



LAST 2 REMAINING UNITS



WATCH FLYOVER

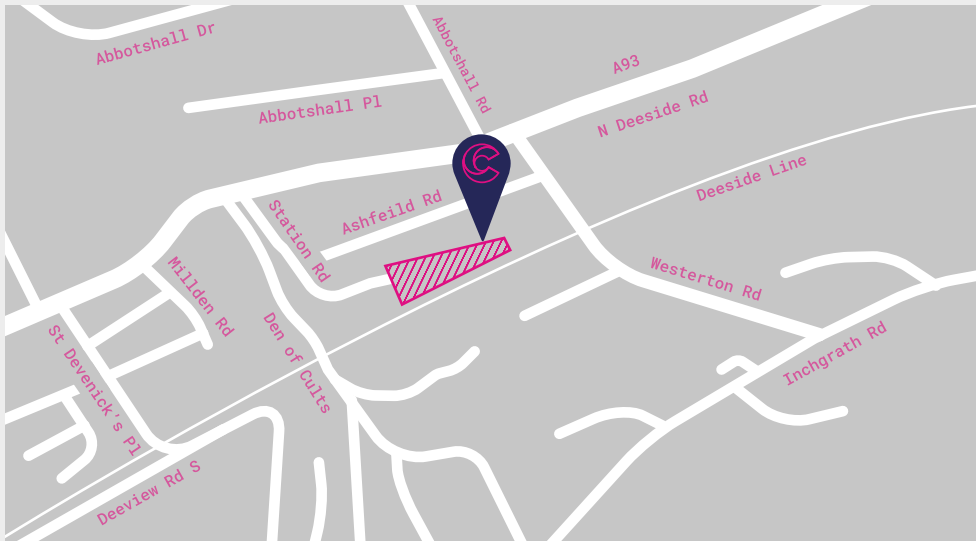
LOCATION

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.

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



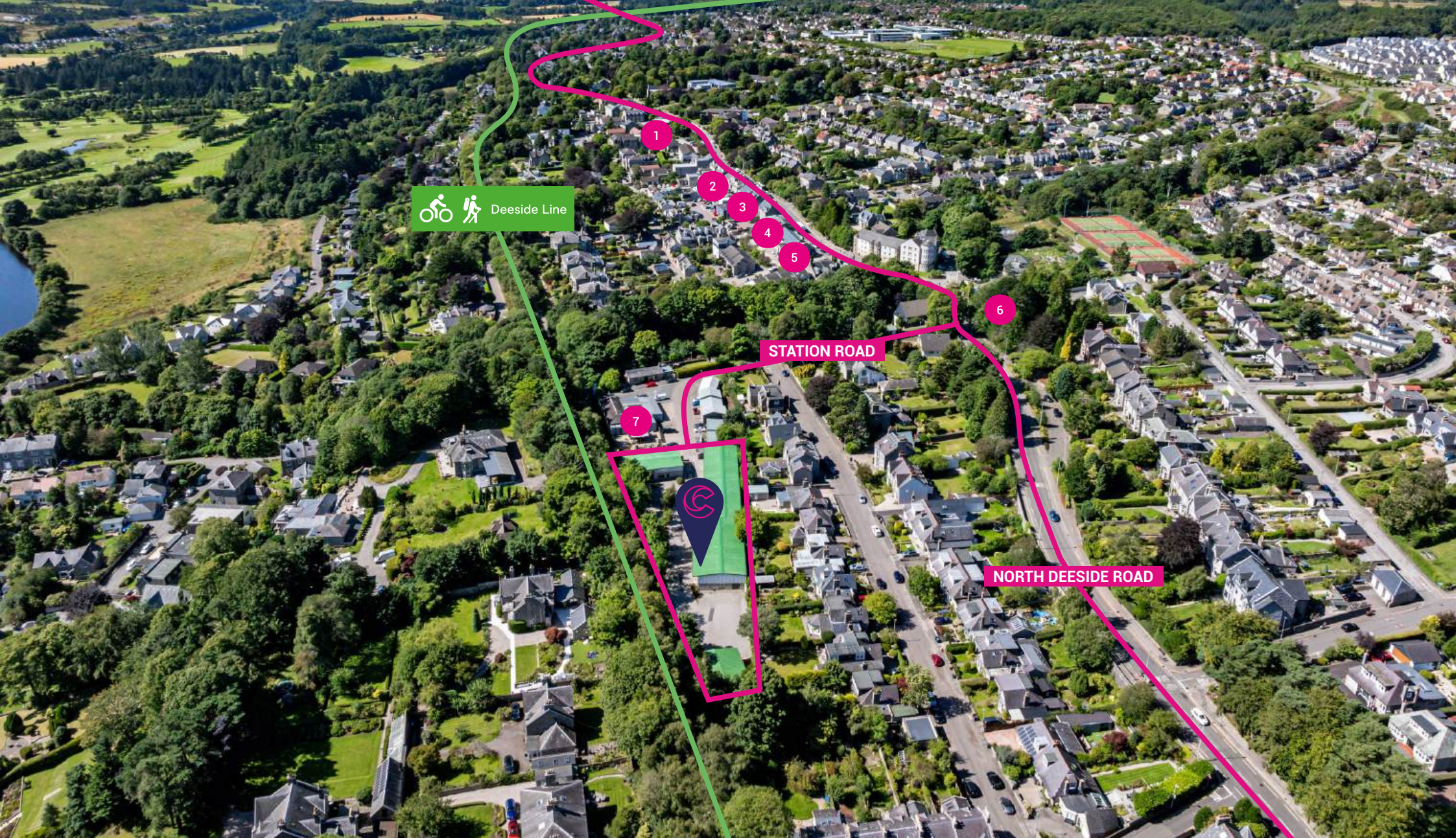
DESCRIPTION

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

The available units each provide fully refurbished industrial accommodation with LED lighting throughout, insulated roller shutter doors and welfare facilities being provided.



Unit 7 - TO LET



SURROUNDING OCCUPIERS

1. **TESCO**



3. **Sainsbury's**



MEASUREMENT TABLE

Unit No.	Unit type	sq.m		sq.ft.
1 & 2	Office	mackinnons solicitors		
3	Warehouse	Reform		
4	Warehouse	REVIVE FITNESS		
5 & 6	Warehouse	187.60		2,019
7	Warehouse	108.00		1,163
8	Warehouse	motorwerks		
9 *	Warehouse	S&R		
10	Office	SOUTHERN SOLAR		



Unit 7 - TO LET



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

Site Plan



UNITS 5&6

Units 5&6 provide a refurbished double commercial unit with two new up and over doors. The unit provides a shell unit with provision for accessible wc. The unit benefits from excellent natural lighting via two sets of large double glazed aluminium windows and doors.



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 7 - TO LET

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 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.



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

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