



**CITY SOUTH**
BANKHEAD DRIVE | PORTLETHEN AB12 4XX
citysouthaberdeen.com



**BUSINESS UNITS FOR SALE
FROM 850 - 2,250 SQ.FT.**



Location

City South is a prime business location to the south of Aberdeen, around 5 miles from the city centre and benefits from excellent road connectivity with direct access via the A92 and a 2 minute drive to the southern junction of the Aberdeen Western Peripheral Route (AWPR).



- AWPR - 2 mins
- Altens - 7 mins
- City centre - 16 mins
- South Harbour - 15 mins
- Westhill/Kingswells - 16 mins
- Dyce / Aberdeen Airport - 23 mins

Site Plan

PHASE 2	
UNIT	SIZE (sq.ft)
20	2,250
21	2,250
22	2,000
23	2,000
24	2,000
25	1,500
26	1,500
27	1,500



PHASE 3	
UNIT	SIZE (sq.ft)
1	960
2	850
3	850
4	850
5	850
6	850
7	850
8	850
9	850
10	850
11	850
12	2,000
13	2,000
14	2,000
15	1,000
16	1,000
17	1,000
18	1,000
19	1,000
20	1,000
21	1,000
22	1,000
23	1,000
24	1,000
25	1,330
26	1,330
27	1,330
28	960
29	978

High Quality Business Units

- Sizes from 850sq.ft to 2,250sq.ft.
- Units can be combined into larger units if required
- Suitable for a variety of uses (Class 4)



PRICES

From £145,000 +VAT.

BUSINESS RATES

The ingoing occupier will benefit from 100% rates relief for the first 12 months under the 'New Entry/New Build' rates relief scheme. In addition occupiers may also qualify for further relief beyond this period under the Small Business Rates Relief Scheme. Interested parties should make their own enquiries with the Local Authority.

SERVICE CHARGE

A service charge will be payable for the upkeep, repair and maintenance of the common parts of the business units and the Business Park as a whole. Further information can be provided on request.

ENTRY

Phase 2 - available now

Phase 3 - from Q2 2023

ENERGY PERFORMANCE CERTIFICATE

EPC A/ A+ Further information is available on request.

VIEWING & FURTHER DETAILS

Please contact the joint marketing agents.



CBRE

Amy Tyler

Email: amy.tyler@cbre.com

Tel: 01224 219034

Mob: 07481 825461

Derren McRae

Email: derren.mcrae@cbre.com

Tel: 01224 219025

Mob: 07515 069600



Graeme Nisbet

Email: graeme.nisbet@fgburnett.co.uk

Tel: 01224 597532

Mob: 07900 205206

Gregor Morgan

Email: gregor.morgan@fgburnett.co.uk

Tel: 01224 597517

Mob: 07539 739907

dandara

Claire Bathgate

Email: cbathgate@dandara.com

Tel: 01224 713 713

DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for City South. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished project. This document does not form part of any contract, nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to City South. Prices and details correct at time of print.