

AVAILABLE TO LET

Portlethen
Retail Park



**RETAIL WAREHOUSE UNITS
FROM 10,000 SQ FT - 41,000 SQ FT**

PORTLETHEN RETAIL PARK
ABERDEEN AB12 4XP



SCHEME OVERVIEW

- Portlethen Retail Park is prominently located to the North/West of the town just off the very busy A92, one of the main arterial routes to Aberdeen.
- The scheme is anchored by a 65,000 sq ft ASDA Supermarket with PFS, 30,000 sq ft MATALAN, a 23,500 sq ft B&M and a 10,000 sq ft ARGOS. In addition work has started on a 3,500 sq ft McDonalds Drive Thru.
- The Retail Park currently has Open Class 1 Retail Consent
- Park benefits from 530 free car parking spaces, in addition to the ASDA car park, with easy access to the adjacent town centre and is situated only 0.6 miles from Portlethen Rail Station.

KEY LOCATION

Portlethen Retail Park sits towards the south of Aberdeen, serving a significantly greater proportion of affluent residents compared to Aberdeen. Residents in the catchment over index against the Scotland average in terms of Total Retail Spend, highlighting the opportunity for prospective tenants to capitalise on this high spend.*

500,000 
Total residential population within Portlethen's retail catchment.

£19m 
Comparison Goods market potential across residents within Portlethen's retail catchment.


Located within the 3rd largest retail destination in Scotland
Based on the residential Comparison Goods Market Potential available

2nd 
dominant centre and largest market share within Core Catchment.


Number of households
30 mins 127,919

73% 
of residents come from the top three most affluent Acorn categories.



*Source CACI Market Report for PORTLETHEN RETAIL PARK



THE OPPORTUNITY

Portlethen Retail Park extends to circa 175,000 sq ft and currently benefits from Open Class 1 Consent. The development is a subdivision of a former Homebase, which extends to 41,000 sq ft. This presents the opportunity to create multiple, flexible retail warehouse units to suit different requirements ranging from 10,000 sq ft to 41,000 sq ft. The park is served by 530 car parking spaces.

TERMS : FRI leases for fixed term to be agreed.

RENTS : Rents on application.

SERVICE CHARGE : The service charge for the current financial year is £0.76 per sq ft.

DEVELOPMENT PLANS

The park currently benefits from Open Class 1 retail consent and planning will be required for sub-divisional works to the unit. The proposed sub-division will create three units extending to the following approximate floor areas and Dimensions:

UNIT 1

Ground Floor: 21,000 sq ft (1,951 sq m)
 Internal Width: 99 ft 5 in (30.30 m)
 Internal Depth: 213 ft 11 in (65.20 m)

UNIT 2

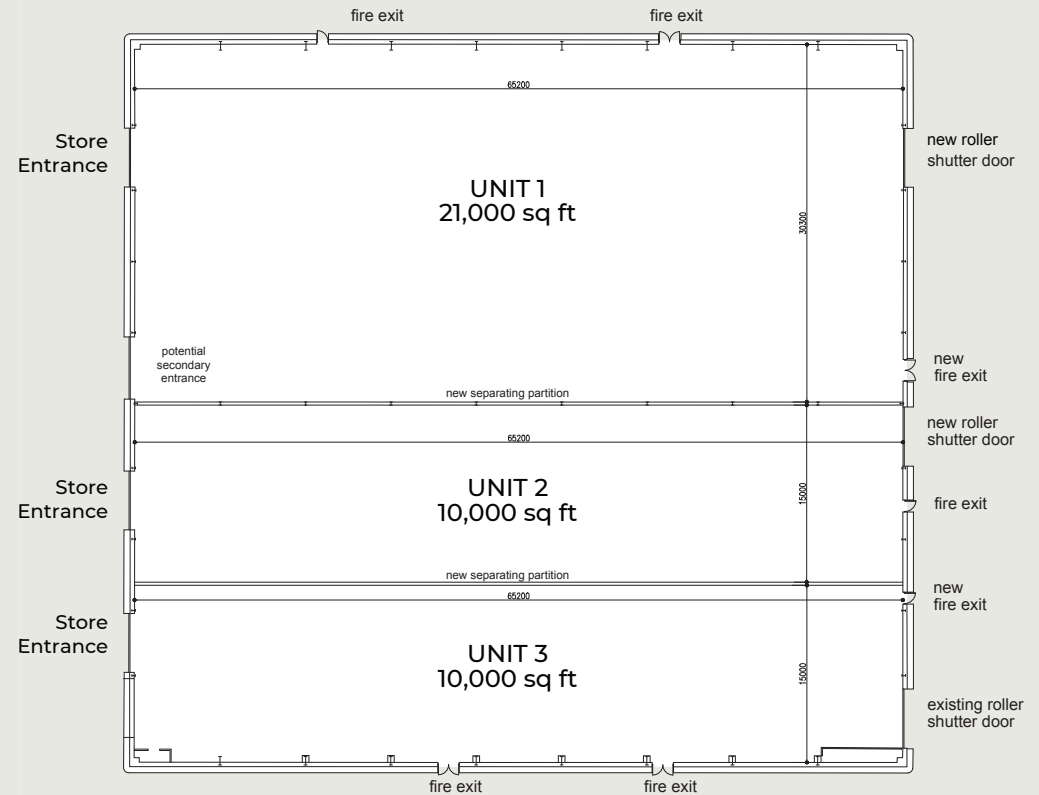
Ground Floor: 10,000 sq ft (929 sq m)
 Internal Width: 49 ft 3 in (15 m)
 Internal Depth: 213 ft 11 in (65.20 m)

UNIT 3

Ground Floor: 10,000 sq ft (929 sq m)
 Internal Width: 49 ft 3 in (15 m)
 Internal Depth: 213 ft 11 in (65.20 m)

**Plans are indicative at this stage and there is the potential to split the unit differently depending on individual size requirements.*

PLAN



ELEVATION



CROSS SECTION





VIEWING & FURTHER INFORMATION

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